



Dewlands is a charming 4-bedroom detached chalet bungalow comprising of kitchen, sitting room, dining room, shower room plus two en-suites and a wraparound garden to enjoy.

Offers in excess of £525,000 Freehold

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Dewlands

Five Ashes, Mayfield TN20

Offers in excess of £525,000 Freehold

Dewlands is situated in the village of Five Ashes within a rural community and touching distance of historic Mayfield.

One is invited into Dewlands through a gated side path leading through the lawned front garden to the entrance porch, offering a space for storage before entering the main living quarters.

The sitting room comprises of three windows allowing for ample light to resonate, presenting a welcoming environment to relax or entertain. A bio ethanol fire (included in sale) resides in the fireplace, creating a welcoming addition to the room.

The kitchen is accessed from the hallway toward the rear side of the house. A modern design resides with white cabinets and wood colour worktops. Appliances to include stainless steel electric range cooker with extractor fan, integrated dishwasher and freestanding washing machine & tumble dryer feature. A door to rear allows access to the garden/patio.

The dining room is located parallel to the kitchen offering separate dining space. There is scope to create an open plan kitchen/dining/living area to enhance functionality subject to planning.

A shower room is available on the ground floor featuring Wc, sink, shower, with window to the side. Comprising of wood colour flooring and light tiled walls.

Two further rooms are accessible on the ground floor

Bedroom 1 provides ample space with window to the right, offering a cosy space for guest or Children's bedroom

Bedroom 2 features at the front of the ground floor, offering one multifunctionality whether an additional bedroom, office or secondary snug are required.

The stairs from the hallway lead to two bedrooms, which both comprise of en-suites.

Bedroom 3 features ample storage cupboards surrounding the room utilising generous eave storage. A window overlooks the rear garden. The en-suite offers a Velux window, bath, sink, and Wc.

Bedroom 4 features a window to the front, built-in storage, plus en-suite with bath, pedestal sink, Wc and Velux window.

The property features a wrap-around garden, offering a combination of lawn and patio areas, creating a tranquil entertainment space. The patio is on raised brick construction with stepped access to/from the kitchen. The lawn is surrounded by mature scrubs and

contemporary wooden fencing offering a private and secure area for families.

A paved brick driveway provides parking for two cars, and a detached garage offers further parking or workshop.

The property is located in Five Ashes, a small village enjoying a local public house, village hall, playing field, children's nursery, primary school and Skippers Hill Preparatory School.

The 16th Century beauty of Mayfield High Street is just 2 miles distant, with further facilities including a small supermarket, butcher, baker. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School for Girls secondary school.

The market town of Heathfield is also only 3 miles away, providing supermarkets, bank, bric-a-brac and antiques, Vets and various restaurants amongst other more industrial services.

For more comprehensive facilities Tunbridge Wells is 11 miles to the north. Railway stations can be found at Wadhurst, Crowborough and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street.

Material Information:

Council Tax Band F (rates are not expected to rise upon completion).

Oil central heating, electricity, water and sewerage.

The property is believed to be of brick/block construction with a clay tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

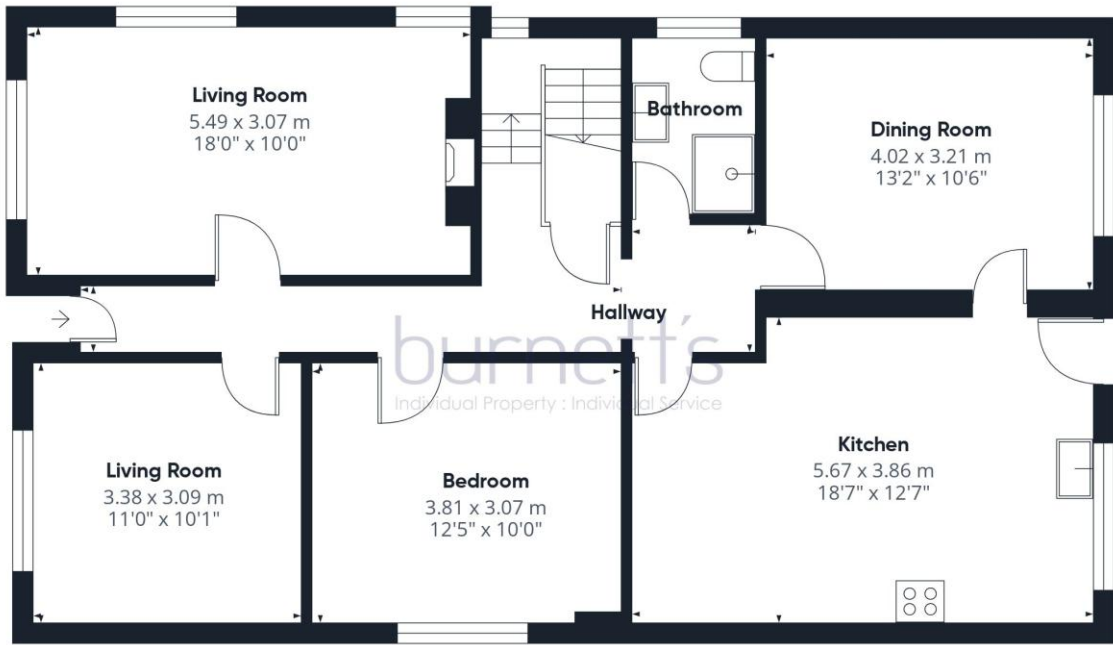
Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

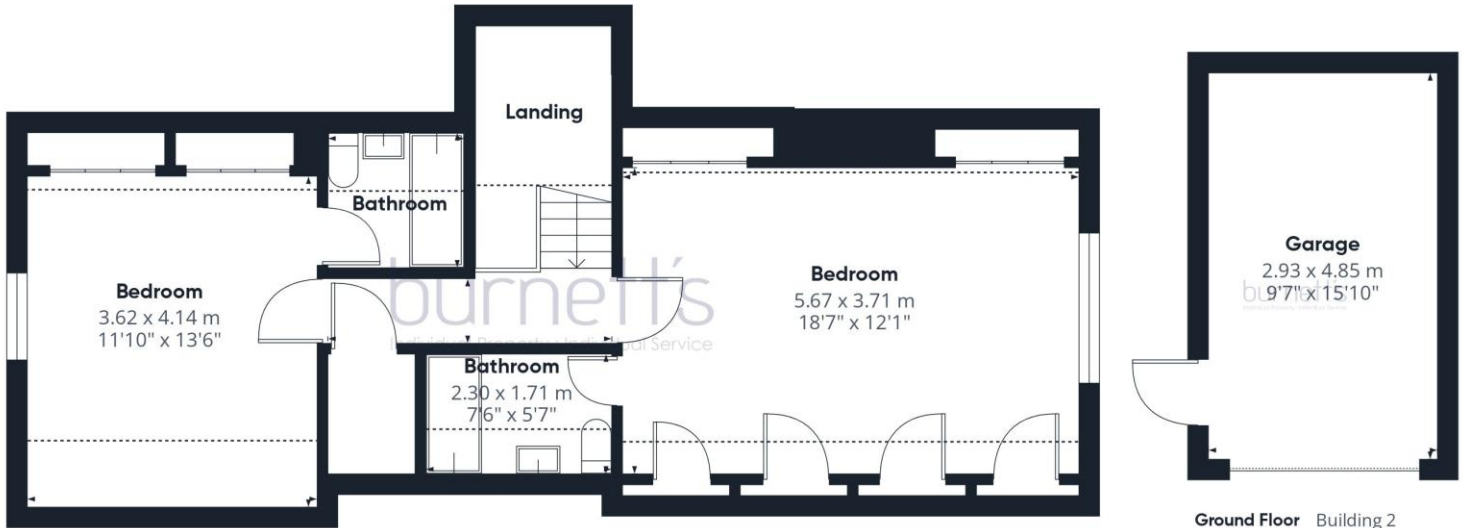
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 6 Wealden Cottages Heathfield Road ETCHINGHAM TN19 7LA | Energy rating D | Valid until: 28 November 2035 |
| | | Certificate number: 2398-8126-8911-8507-6114 |

