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The Granary, Five Ashes, Mayfield, East Sussex, TN20 6JA

Asking Price: £799,950 Freehold



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A rather wonderful, deceptively spacious and very pretty, detached Oast House, full of character, set within wonderful gardens, offering four bedrooms, en-suite and bathroom, four reception rooms, kitchen/dining room and a detached garage and off road parking.

VENDORS SUITED. EPC Rating: F

The Granary forms a fabulous, detached family home, which has been very well maintained and cherished by the current owners, comprising four double bedrooms, an en-suite within the roundel and a family bathroom across the first floor, plus an entrance hall, cloakroom, kitchen/breakfast room with a larder, utility room, dining room, conservatory, sitting room with a stone fireplace and wood burner and a study in the roundel.

The large oak front door leads into the entrance hall with a door to the right on the cloakroom comprising a WC and basin, and a window to side.

The sitting room is a wonderful, dual aspect room, with beams, central oak pillar, stone corner fireplace housing a modern wood burner, and a door at the far end to a fitted study within the roundel, with windows and doors to the garden.



The dining room is on the far side of the hall, with doors to the conservatory, which was rebuilt a few years ago, and overlooks the garden and driveway.

The kitchen is accessed from the dining room, comprising a range of painted cupboards and drawers beneath black granite worktop, plus an oil-fired Aga, secondary cooker, sink with drainer, space for fridge/freezer, windows to front and side, door to a larder cupboard, plus a further door to the rear lobby and utility room with a stable door to the rear garden. This utility

room houses a washing machine, tumble dryer, the oil-fired central heating boiler, and several more cupboards and access to the under stairs store.

The first-floor landing is split into two areas on either side of the staircase, with eaves storage on one side, and built in wardrobes and cupboards along the other side, with a wide loft access and a pull-down ladder, exposed beams and timbers and velux style windows.

The master bedroom is at one end of the house, with windows to front and rear, and a door to the roundel en-suite, comprising a free-standing roll top bath within the room, WC, basin and shower.

The three further double bedrooms all overlook the garden, and all have fitted wardrobes, and the bathroom is accessed from the landing, comprising a bath, shower, WC, bidet and basin, with part-tiled walls and floor and a window to side.

Outside there is a gated, gravel driveway sweeping from the lane around to the house, with direct access to a brick paved area in front of the double garage, with pedestrian door and a first-floor storage area. The drive is surrounded by flower bed borders and mature shrubs and trees.

Wide paved steps lead down to the front door, with a further brick and paved pathway leading around the house, with flower bed borders, various climbing plants and lawns leading away from the house beyond. The garden is hedge and fenced enclosed with flower bed border and several mature trees and shrubs, plus a secondary area of garden containing a shed, greenhouse, fruit trees and vegetable patches

The property is located in Five Ashes, a small village enjoying a local public house, children's nursery, primary School and the renowned Skippers Hill Preparatory School, which is high on opposite the house.

The 16th Century beauty of Mayfield High Street is just 2 miles distant, with further facilities including a small supermarket, post office,



butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. 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, banks/building societies, iron mongers, 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.

There is a regular bus service to Tunbridge Wells and Eastbourne. The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls and numerous golf clubs. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever-popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits.

Approximately 11 miles North of Five Ashes is the lovely Spa town of Royal Tunbridge Wells, with its fabulous shopping and beautiful regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools. Also within 40 minutes' drive there is the Coast with all that it has to offer.



Material Information:

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

Oil central heating, mains electricity, water and drainage.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB and conservation area.

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.

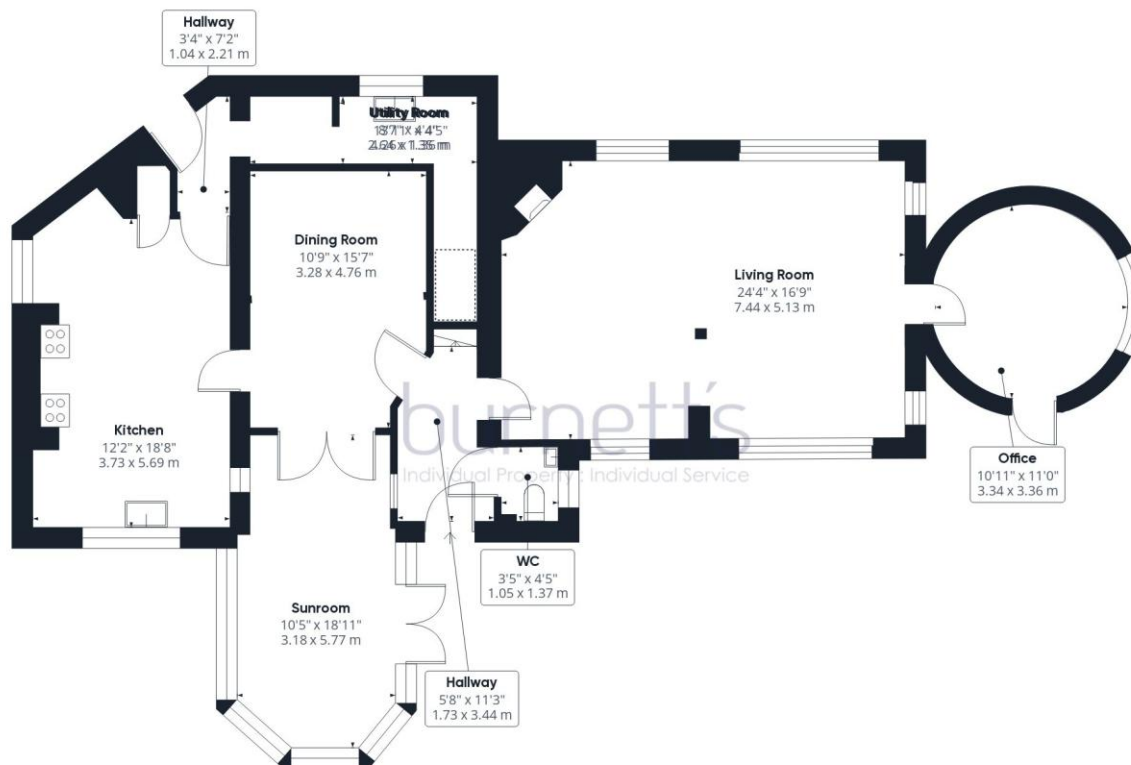
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage.

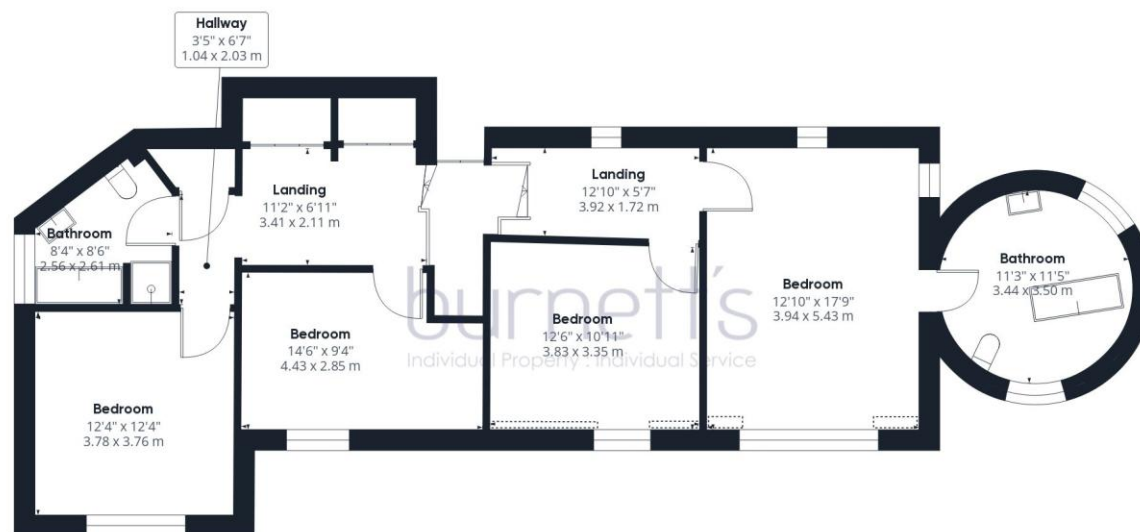
We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighboring property.

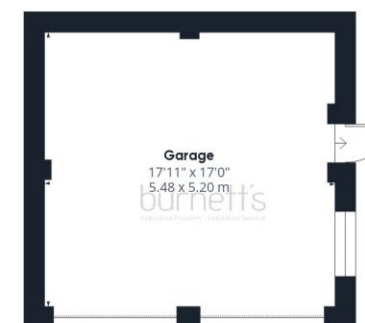
The property does not have step-free access.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2626.86 ft²

244.04 m²

Reduced headroom

20.64 ft²

1.92 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy performance certificate (EPC)

The Granary
Five Ashes
MAYFIELD
TN20 6JA

Energy rating
F

Valid until: 21 May 2034

Certificate number: 5620-0052-0113-1008-1473



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.