THE LAURELS, CRIERS LANE

FIVE ASHES, MAYFIELD - £630,000

WOOD & PILCHER
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The Laurels, Criers Lane, Five Ashes TN20 6LF

The Laurels is a stunning modern three bedroom link detached family property offering flexible accommodation arranged over 3 floors with an attractive roof terrace, kitchen/diner, 3 bathrooms, large garage, air source heat pump and views towards the South Downs. The property is finished to an exceptionally high standard and is situated in the village of Five Ashes. Remainder of the Build Zone Warranty.

Five Ashes is a favoured and established village with its own traditional inn, primary school and village hall. The village is close to the market town of Heathfield and the historic village of Mayfield. The spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes' drive and offers excellent shopping and leisure facilities including the famous 'Pantiles' area plus Royal Victoria Shopping Mall. London can be reached by train in just under an hour from Tunbridge Wells, and Buxted railway station is located just 5 miles from the village. Heathfield town centre provides a range of independent shops plus a selection of national supermarkets. The larger coastal resorts of Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.

Within walking distance of The Laurels is Five Ashes Church of England Primary School, which is a small school with a warm and friendly family atmosphere, and just around the corner is the well regarded Skippers Hill Manor Preparatory School for children from kindergarten up to 13 years old and set in spectacular grounds. Tunbridge Wells also offers a wide variety of schools for all age groups.

KITCHEN:
- Comprehensive kitchen with painted Shaker style doors
- Induction hob
- Twin integrated fridge-freezers
- Integrated dishwasher
- Electric double oven
- Integrated microwave oven
- Silestone worktops with 100mm upstands
- Undermounted stainless steel sink
- Chrome mixer tap

UTILITY CUPBOARD:
- Spaces for washing machine and tumble dryer

BATHROOMS:
• Modern white sanitary ware with chrome mixer taps
• Chrome framed shower screens and over bath shower screens
• Wall hung vanity units with shaver points and fixed mirror above
• Separate showers where possible
• 'Amtico' luxury vinyl tiles to floors
• Metro style ceramic tiling to wet areas
• Heavy duty resin shower trays
• Chrome electric heated towel rails

SECURITY & PEACE OF MIND:
• Mains smoke detectors
• Security locks to external doors & windows
• Remainder of Build zone 10 year warranty

HOME ENTERTAINMENT & COMMUNICATION:
• The houses are BT enabled for broadband
• Living room, kitchen & bedrooms have Tv points installed

HEATING & LIGHTING:
• Air source heat pumps provide hot water and heating
• Downlights to kitchen areas

JOINERY:
• All skirting minimum 100mm, pencil round white painted
• Architraves minimum 60mm, pencil round white painted
• Painted semi solid or solid fire doors where required to all internal doors in a 5 panel vertical pattern
• Painted timber staircase with hardwood handrail

WINDOWS & DOORS:
• Anthracite grey UPVC glazed windows throughout
• Full height feature windows to stairwell
• Velux rooflights to second floor
• Large aluminium rear sliding patio doors
• Composite entrance door with full height side light

DECORATION:
• All walls painted in Wiltshire white
• Plastered ceilings, painted white
• Painted woodwork in white

HIGH QUALITY FINISHES:
• Brushed chrome front door furniture, including restraint chain, night latch, lever mortice
• Door furniture brushed chrome

FLOORING:
• 'Amtico' luxury vinyl floor tiles to ground floor areas, stairs to first floor, 1st floor hall, sitting room, adjoining bedroom as well as all bathrooms & shower rooms
• Carpet to all other bedrooms and dressing room, 1st to 2nd floor stairs & 2nd floor landing

EXTERNAL FEATURES:
• Good size garden, terrace and patio
• Imitation grass to rear garden for low maintenance.
• Shingle in geo grids to parking area and tarmac and shingle chip entrance apron
• Patios & pathways in Indian stone
• Composite decking to roof terrace
• External steps to rear garden
• Large single garage with up and over door

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: G

ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Air Source Heat Pump

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
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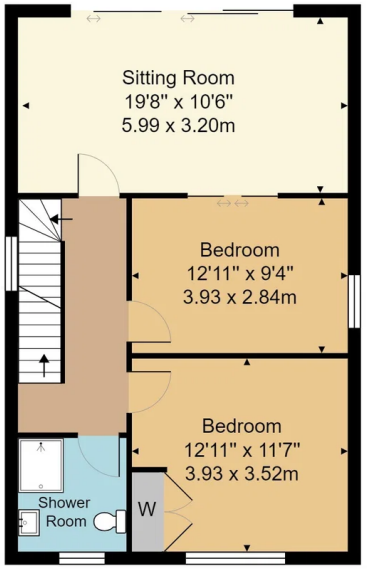
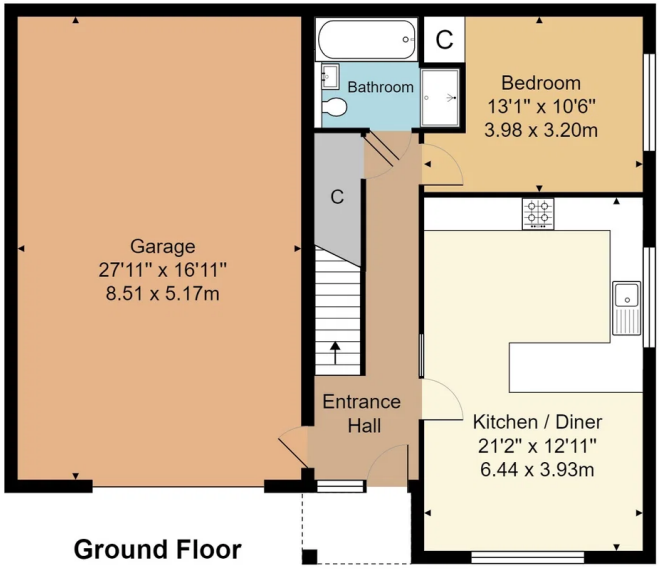


First Floor

Second Floor



Ground Floor

Approx. Gross Internal Area 2130 ft² ... 197.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.