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Chapmans Mead, Five Ashes, Mayfield, TN20 6HJ

Offers in Excess of £950,000: FREEHOLD



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Offers in Excess of: £950,000 Freehold

A desirable, elegant and substantial, 1930s family house, surrounded by a mature, well-appointed and beautifully landscaped gardens, featuring a formal sitting room open to a conservatory over looking the garden, hand-built kitchen/breakfast room, elegant dining room, study/play room, 5 bedrooms, bathroom, 2 en-suites, bathroom, cloakrooms, double garage and ample driveway space. EPC Rating: tbc

Chapmans Mead is situated between Mayfield and Five Ashes. A gated entrance invites one along the driveway, which flows parallel to the front of the property, continuing to the double garage. The driveway is lined by mature gardens with trees and a front lawn. Side gates are neatly positioned to both sides of the property allowing for a choice of entrance to the rear garden.

One enters the property via the porch, to an entrance hall, with a conveniently placed tiled cloakroom and WC to one side. A secondary door enters the main reception hall, providing access to a coat storage room and understairs cupboards and a sweeping stair case to the first floor.

The study/play room, accessed from the entrance hall, is a bright room enjoying a dual aspect over the rear garden and a fireplace with decorative mantelpiece resides as a central focal point.

The sitting room and conservatory are adjacent, with the conservatory opening on to the landscaped garden. The sitting room provides ample space for seating and a fireplace on the



internal wall. One can enjoy the views of the garden from both areas.

The dining room is at the front of the house, with a tiled floor and another fireplace complete with mantelpiece, a decorative cornice features around the ceiling..

Off the dining room is a further hallway leading to the utility room, kitchen and a secondary staircase for upstairs access.

The utility room provides space for a washing machine/appliance as well as a butler sink and

storage cupboards for convenience. A window looks out to the front of the property

The kitchen/breakfast room forms a triple aspect room, with windows to the front and the side, plus sliding doors to the rear, providing further light and access to the patio. Bespoke, hand-crafted kitchen cabinets adorn three walls, complete with granite worktops, with integrated sink, and further appliances to include an integrated microwave and dishwasher. A range cooker with gas hob and electric oven feature. A stone floor provides a classic country tone of design.

The staircase from the entrance hall offers access to the central landing, with the secondary staircase also accessing the same landing. There is also a further store room, with a window to the front of the property, and a secondary cloakroom accessed from the landing.

Bedroom one looks out to the rear garden with views of the surrounding countryside, the room includes built-in storage cupboards and features an en-suite.

The en-suite includes a power shower, WC and sink with a window assuring light and aeration throughout the room.

Bedroom two features a window to the front and a feature fireplace. Bedroom three overlooks the rear garden.

Bedroom four is located towards the end of the upstairs landing, The room offers an alcove ideal for freestanding storage, a window, plus an en-suite with shower and Velux allowing for light and ventilation.

Bedroom five is accessed from the entrance stairwell. The room overlooks the grounds to the front of the property and could create an additional office.

A loft hatch leading to the boarded attic from a pull down ladder is accessible from the hallway.

Outside, to the front is the gated driveway, providing parking for several vehicles, and an area of lawn complete with bluebells, mature shrubs and trees surround.



There is access to the detached double garage, which includes electric doors and features an additional level one could use for a gym or office.

Vehicular gates grant access to the side garden, leading to the greenhouse area, with sheds and vegetable patches.

The rear garden can be access via gates on either sides front of the property.

The rear garden has been sensationally landscaped, and offers multiple areas to facilitate ones needs. Lawns edged with shrubs and trees along the boundary lines, a collection of fruit trees, a large, paved patio for alfresco entertaining, a greenhouse and growing area tucked away, an area of flat lawn for recreational uses, decorative features to include a gravelled paths with flower bed borders, a pergola pathway with climbing plants, a feature pond with lighting, and a copper water feature surrounded by a low, stone circular wall/seat.

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

The 16th Century Mayfield High Street is just 2 miles distant, with facilities including a small supermarket, butcher, baker, pharmacy, florist 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, and the well-regarded Mayfield School for Girls secondary school.

The market town of Heathfield is also only 3 miles away, providing supermarkets, bank, 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 Cannon Street.

Material Information:

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

central heating, electricity, water and sewerage.

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

We are not aware of restrictions and easements

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

Broadband coverage: we are informed that ultrafast 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

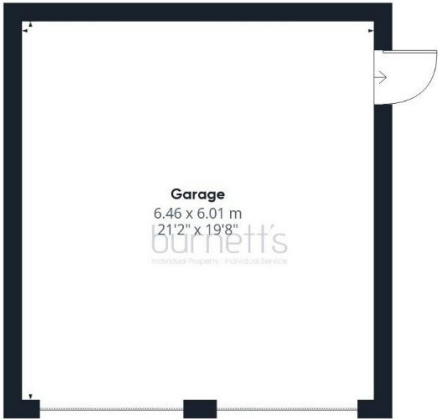
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access

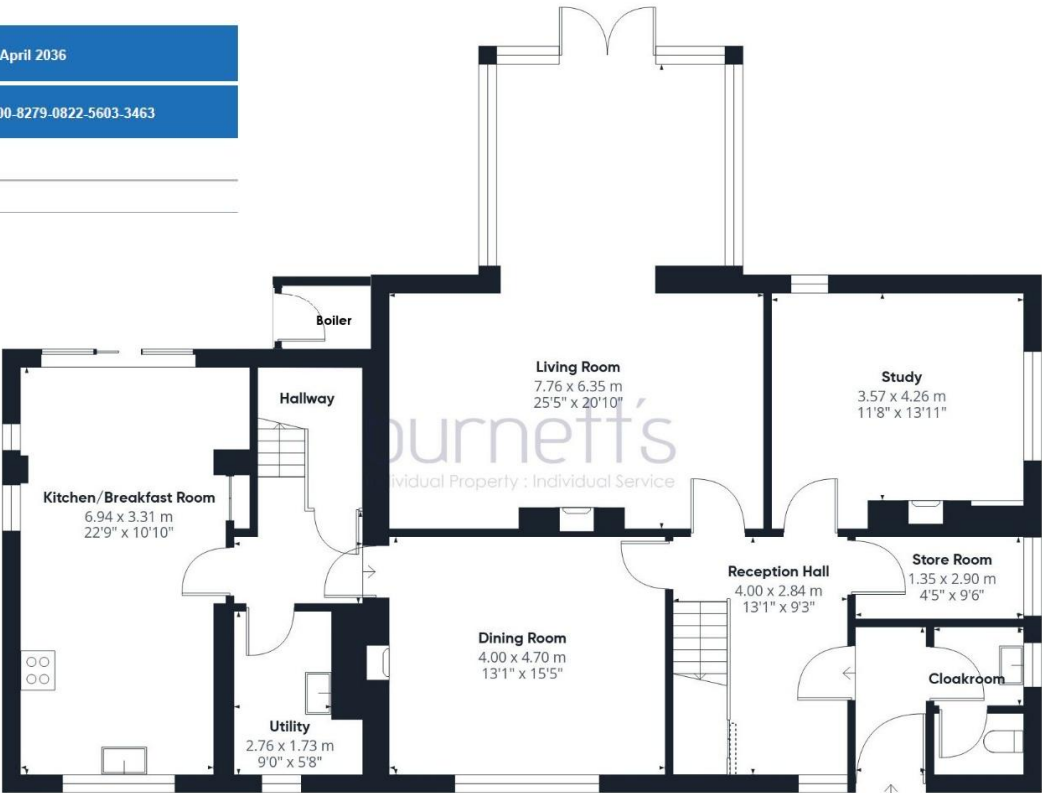


Chapmans Mead Five Ashes MAYFIELD TN20 6HJ	Energy rating E	Valid until:	16 April 2036
		Certificate number:	7100-8279-0822-5603-3463

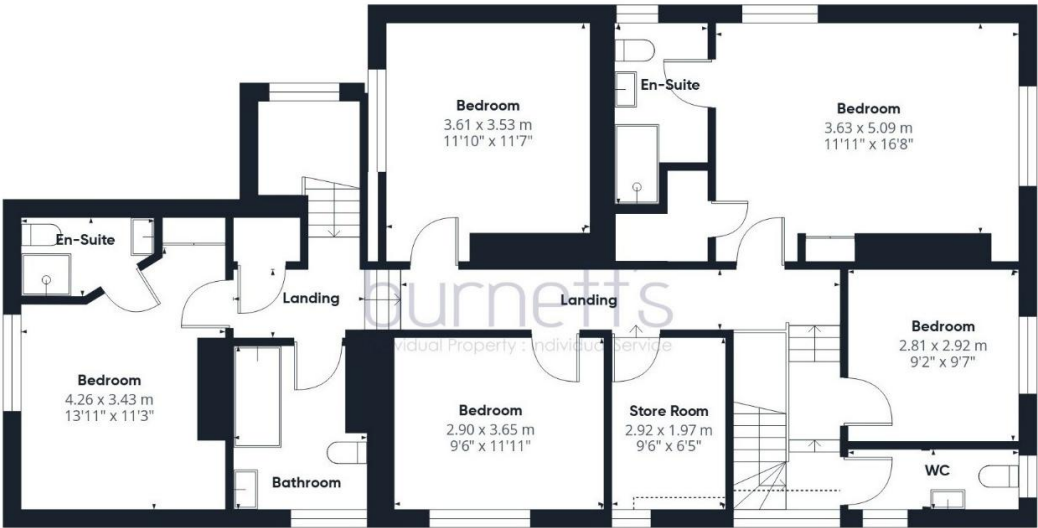
Property type	Detached house
Total floor area	275 square metres



Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

279.2 m²
3003 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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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.