



RAVENSBOURNE COTTAGE

FIVE ASHES, MAYFIELD – GUIDE PRICE £700,000 - £725,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Ravensbourne Cottage

Five Ashes,
Mayfield, TN20 6HS

**Entrance Hall - Cloakroom - Study/Reading Room - Kitchen
- Utility Room - Sitting Room - Dining Room - Landing -
4 Bedrooms (Master With En-Suite Bathroom) -
Family Bathroom - Gated Driveway - Double Garage -
Substantial Brick Built Studio - Brick Built Workshop -
Mature Garden**

An attractive 1930s built 4 bedroom detached family home with mature gardens, double garage, workshop and substantial brick built studio. The accommodation features a spacious sitting room, separate dining room and a utility room plus 2 bathrooms (one en-suite). Situated in the small village of Five Ashes approximately 2 miles from the historic village of Mayfield and approximately 11 miles south of Tunbridge Wells and 20 miles North of Eastbourne.

ENTRANCE HALL:

Leaded light double glazed window. Wood effect flooring. Radiator.

CLOAKROOM:

Double glazed window. WC. Corner wash basin with tiled splashback. Wood effect flooring. Radiator.

READING ROOM/STUDY:

Dual aspect with leaded light double glazed windows. Radiator.

INNER HALLWAY:

Under stairs storage area. Radiators.

KITCHEN:

Leaded light double glazed window overlooking the garden. Range of wooden fronted matching wall and base cupboards. Laminate worktops with inset electric hob with filter hood above. Inset one and a half bowl stainless steel sink. Integrated dishwasher. Integrated wine cooler. Built-in oven with microwave above. Inset spotlights.



UTILITY ROOM:

Leaded light double glazed window. Laminate worktop with space under for washing machine and tumble dryer.

DINING ROOM:

Double glazed sliding patio doors leading to the patio area. Further leaded light double glazed window to the side. Radiator. Archway into:

SITTING ROOM:

Dual aspect with leaded light double glazed windows and double glazed door leading to the garden. Feature fireplace with open fire and brick surround. Built-in storage cupboard. Radiators.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Access to the loft. Radiator.

BEDROOM ONE:

Dual aspect with leaded light double glazed windows overlooking the garden. Access to loft with pull down ladder. Radiators.

EN-SUITE BATHROOM:

Leaded light double glazed window. Tile enclosed bath. WC. Pedestal wash basin. Shower cubicle with thermostatic shower. Heated towel rail. Covered ceiling. Inset spotlights.

BEDROOM TWO:

Leaded light double glazed windows overlooking the garden. Walk-in wardrobe. Radiator.

BEDROOM THREE:

Leaded light double glazed window overlooking the garden. Built-in wardrobes. Radiator.

BEDROOM FOUR:

Leaded light double glazed window overlooking the garden. Radiator.

FAMILY BATHROOM:

Leaded light double glazed window. Tile enclosed bath. WC. Pedestal wash basin. Part tiled walls. Heated towel rail. Covered ceiling. Inset spotlights.

OUTSIDE:

The gardens feature a crazy paved patio area, lawn, mature shrubs and trees including apple trees, camellias, magnolias and a substantial vegetable garden.



The gated access to the driveway leads to the double garage with twin up and over doors and a spacious brick-built workshop to the rear with power and light.

BRICK BUILT STUDIO:

With vaulted ceiling and roof lights, tiled floor, double glazed sliding patio doors, power and light.

SITUATION:

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also giving good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher 01435 862211

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.



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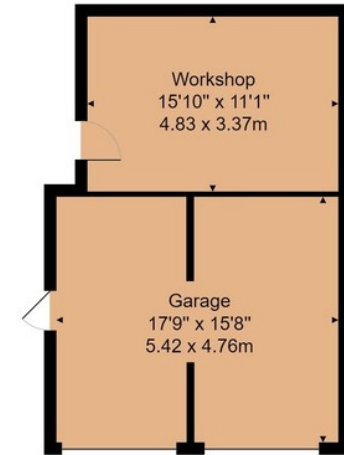
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		



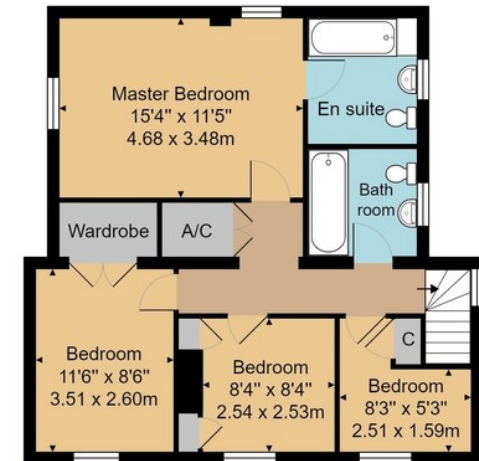
Area: 132 ft² ... 12.2 m²



Area: 456 ft² ... 42.3 m²



Ground Floor



First Floor

House Approx. Gross Internal Area
1441 sq. ft / 133.8 sq. m

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.