



MERLEWOOD, ASHLEY GARDENS  
MAYFIELD – OFFERS IN EXCESS OF £650,000



# Merlewood

Ashley Gardens,  
Mayfield, TN20 6DU

**Enclosed Porch - Entrance Hall - Shower/Cloakroom -  
Spacious Sitting Room With Feature Fire Surround -  
Conservatory - Kitchen/Breakfast Room - Stairs To The  
Landing - 3 Double Bedrooms - Family Bathroom - Single  
Garage - Own Driveway - Secluded Rear Garden**

An attractive 3 double bedroom detached house situated in a small private cul-de-sac just a short walk from Mayfield Village High Street with its many shops and amenities. The accommodation requires updating and features a spacious kitchen/breakfast room, large sitting room with feature fireplace opening into a double glazed conservatory and offers a totally secluded rear garden. The driveway to the front provides further parking in addition to the single garage. NO ONWARD CHAIN.

## **ENCLOSED PORCH:**

Leaded light double glazed windows. Quarry tiled floor.

## **ENTRANCE HALL:**

Solid wooden front door. Leaded light double glazed window. Inset spotlights. Radiator.

## **SHOWER/CLOAKROOM:**

WC. Wash basin. Thermostatic shower. Chrome heated towel rail. Extractor fan. Inset spotlights.

## **SITTING ROOM:**

Leaded light double glazed windows in the bay. Feature brick fireplace with gas coal effect fire. Radiators. Glazed doors with leaded light side windows leading to:



**CONSERVATORY:**

Double glazed windows. Fitted roof blinds. Tiled floor. Radiator. Double glazed doors leading to the garden.

**KITCHEN/BREAKFAST ROOM:**

Leaded light double glazed windows overlooking the garden and leaded light double glazed French doors. Range of cream fronted matching wall and base cupboards. Granite worktop with inset one and a half bowl sink. Further inset sink. Integrated dishwasher. Space for washing machine, tumble dryer and upright fridge/freezer. Inset Bosch induction hob with filter hood above. Built-in Bosch oven with microwave above. Island with granite worktop, breakfast bar and drawers under. Under stairs storage cupboard with automatic light. Inset spotlights. Part tiled walls. Upright radiator. Door to the garage.

**STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Airing cupboard with radiator and slatted shelves above. Access to the loft.

**BEDROOM ONE:**

Dual aspect with leaded light double glazed windows overlooking the garden and with views between the treetops. Range of wardrobes with sliding mirror fronted doors. Dado rail. Radiator.

**BEDROOM TWO:**

Dual aspect with leaded light double glazed windows. Built-in wardrobes. Picture rail. Radiator.

**BEDROOM THREE:**

Leaded light double glazed windows. Built-in cupboard. Radiator.

**FAMILY BATHROOM:**

Leaded light double glazed windows. A white suite comprising bath with mixer taps and shower over. WC. Pedestal wash basin. Part tiled walls. Chrome heated towel rail. Extractor fan.



## OUTSIDE:

The property is entered by its own DRIVEWAY leading to the single GARAGE with part glazed wooden doors to the front, personal door to the rear, power, light and wall mounted 'Worcester' gas fired boiler. The REAR garden is extremely private with a vast array of mature shrubs and trees, paved patio area, outside tap, wooden shed and side access.

## SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well regarded church choir. The location is well served for schooling for all age groups including St Leonards College for Girls. Heathfield lies a short distance to the south and offers a range of shopping facilities including independent shops and mainstream supermarkets. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

## AGENTS NOTE:

We understand there is an annual charge which is currently £50.00 for the private road.

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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House Approx. Gross Internal Area 1376 sq. ft / 127.9 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1548 sq. ft / 143.8 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.