



HUNTERS MOON, HEATHFIELD ROAD
FIVE ASHES - OFFERS IN REGION OF £625,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

HUNTERS MOON

Hunters Moon

Heathfield Road, Five Ashes,
Mayfield, TN20 6JJ

Spacious Sitting Room With Wood Burning Stove & Wealth Of Beams - Triple Aspect Kitchen/Diner - Garden Room - Remodelled Utility/Laundry Room - Downstairs Bedroom With En-suite Bathroom - Stairs To The First Floor Landing - 2 Further Double Bedrooms (Master With Walk-in Wardrobe) - Family Bathroom With Bath & Separate Shower Cubicle - Large Mature Gardens To The Rear & Side Backing Onto Fields - Gated Driveway Providing Parking For A Number Of Vehicles

An attractive and particularly spacious 3 double bedroom semi detached cottage with a large garden backing onto fields. The accommodation has been substantially extended over the years and provides a bright and spacious kitchen/diner, large sitting room with wood burning stove, garden room, 3 double bedrooms, 2 bathrooms and a utility room. A gated driveway to the front provides parking for a number of vehicles. NO ONWARD CHAIN.

SPACIOUS SITTING ROOM:

Dual aspect with leaded light double glazed windows to the front and windows to the rear. Exposed beamed ceiling. Large wood burning stove with feature exposed brick wall and timber bressummer beam over. Radiators.

KITCHEN/DINER:

A bright and spacious triple aspect room with double glazed windows and double glazed French doors leading out to the garden. Wooden fronted matching wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Inset electric hob with stainless steel filter hood above. Built-in double oven. Space for dishwasher and upright fridge/freezer. Wood effect flooring. Inset spotlights. Radiators.



GARDEN ROOM:

Double glazed windows and double glazed French doors overlooking and leading to the garden. Radiator.

BEDROOM THREE:

Double glazed leaded light windows. Exposed wall and ceiling beams. Radiator.

EN-SUITE BATHROOM:

Panel enclosed bath with mixer taps and shower attachment. WC. Pedestal wash basin with tiled splashback. Part tiled walls. Beamed ceiling and timber shelving. Radiator.

REMODELLED UTILITY/LAUNDRY ROOM:

Double glazed window overlooking the rear garden. Matching wall and base cupboards. Quartz effect worktops. Space for washing machine, tumble dryer and upright fridge/freezer. Inset sink with tiled upstand.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

Wrought iron handrail. Secondary glazed window. Radiator.

BEDROOM ONE:

Access through corridor along which 3 sets of timber double doors to fitted shelved storage. Dual aspect with double glazed velux windows to front and rear with built-in blinds - views across the garden to fields beyond. Fitted window seats. Radiators. Walk-in wardrobe with shelves and hanging rails.

BEDROOM TWO:

Double glazed windows to the front and rear with built-in blinds. Built-in cupboards with bed recess and further high level cupboards above. Radiator.

FAMILY BATHROOM:

Double glazed window overlooking the garden and fields beyond. White suite comprising a corner bath with chrome mixer taps and shower attachment. WC. Pedestal wash basin. Separate shower cubicle with electric shower. Tiled walls. Chrome heated towel rail.

OUTSIDE:

A gated entrance leads to a shingled driveway providing parking for a number of vehicles. Side gate access leading to large level gardens to the side and rear comprising mature, well stocked gardens, wrought iron arbour, wrap around sandstone paving, further shingled area with mature yucca, bay acer. Timber summer house, large timber storage shed and greenhouse. Further paved area through wooden archway with views to fields beyond.



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:

E

VIEWING:

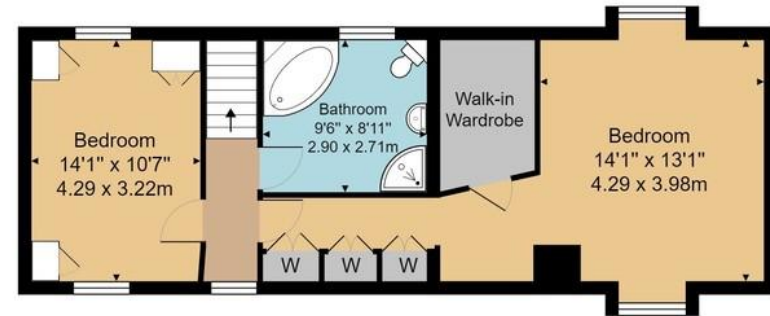
By appointment with Wood & Pilcher 01435 862211

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 obtained. 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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

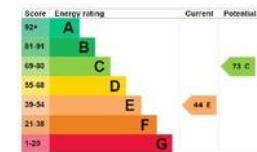
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor



Ground Floor



Approx. Gross Internal Area 1800 ft² ... 167.2 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.