



HAYWAIN  
FIVE ASHES, MAYFIELD - £395,000



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# Haywain

Five Ashes,  
Mayfield, TN20 6HY

**Entrance Hall - Lounge/Diner - Kitchen - Two Double Bedrooms - Remodelled Shower Room - Garage and Own Driveway - Large Tiered Garden.**

A two double bedroom link-detached bungalow situated in the small village of Five Ashes and featuring a large, mature tiered garden to the rear, sitting room with open fire and picture window overlooking the garden and woodland beyond. The property offers scope for some updating and is offered to the market with NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Solid wooden front door with leaded light side window, coved ceiling, airing cupboard housing hot water cylinder with slatted shelves above. Access to the loft, further built-in storage cupboards.

## **LOUNGE/DINER:**

Feature fireplace with stone surround and hearth, coved ceiling, radiators, large picture window overlooking the garden and woodland beyond, double glazed door leading to the garden.

## **KITCHEN:**

Leaded light double glazed window and part double glazed UPVC door, range of white wooden fronted matching wall and base cupboards, laminate worktop with inset electric hob and extractor hood above, built-in double oven, inset 1.5 bowl stainless steel sink, part-tiled walls, space for washing machine, dishwasher and upright fridge freezer. Floor standing oil-fired boiler.



**BEDROOM ONE:**

Double glazed window overlooking the garden, radiator, coved ceiling, built-in double wardrobe. Leaded light double glazed window, radiator, coved ceiling, built-in double wardrobe.

**REMODELLED SHOWER ROOM:**

Large quadrant shower with Aqualisa shower unit with external operating button, heated chrome towel rail, vanity unit with inset washbasin and cupboards under, WC with concealed cistern, double glazed windows, inset spotlights, extractor fan.

**BEDROOM TWO:**

Double glazed window, radiator, coved ceiling.

**EXTERNALLY:**

The property is approached via its own driveway leading to a single garage with up-and-over door, power and light with workshop to the rear. There is a large mature garden with a paved patio area, outside power point and water tap. The garden slopes away from the property with multiple tiered levels, areas of lawn, mature shrubs and trees, greenhouse, timber storage shed, apple tree and backing onto woodland. Gated side access.

**SITUATION:**

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also with 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 Easbourne can be reached in approximately 45 and 35 minutes' drive respectively).



**VIEWING:**

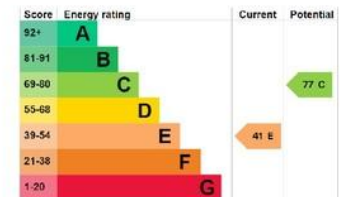
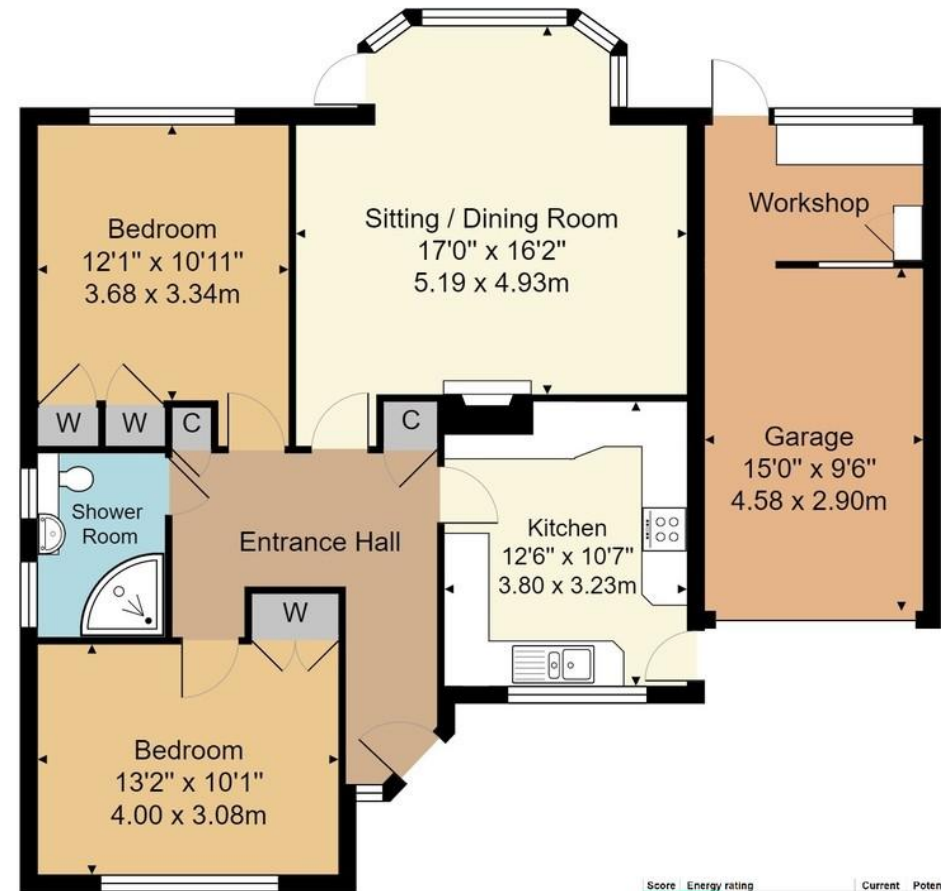
By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

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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



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**Bungalow Approx. Gross Internal Area 865 sq. ft / 80.4 sq. m**  
**Approx. Gross Internal Area (Incl. Garage) 1085 sq. ft / 100.8 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.