



# 125

— YEARS OF —

**Lambert  
& Foster**



**GREENMEAD**  
FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6HY



**Lambert  
& Foster**

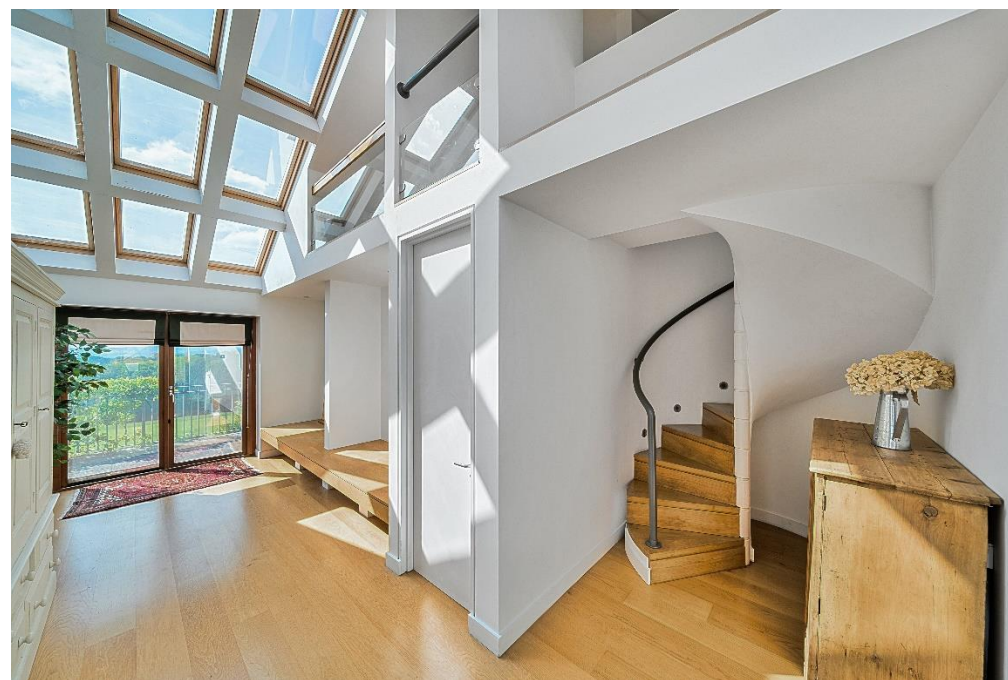


GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS STATION 11 MILES | JARVIS BROOK STATION 5 MILES

## **GREENMEAD, FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6HY**

A unique architect designed modern family home with beautiful countryside views towards Ashdown Forest set in approximately five acres (TBV) of gardens and paddocks with five bedrooms, stables, a private drive with ample parking and a detached garage in the popular village of Five Ashes near Mayfield.

**GUIDE PRICE £1,375,000 to £1,425,000 FREEHOLD**



### **DESCRIPTION**

Lambert & Foster are delighted to bring to market this unique architect designed modern family home with beautiful countryside views towards Ashdown Forest set in approximately five acres (TBV) of gardens and paddocks with five bedrooms, stables, a private driveway with ample parking and a detached garage in the popular village of Five Ashes near Mayfield.

The property, which benefits from just under 3700 sq. ft. of versatile internal living space, has been converted into a striking modern home with an abundance of glass framing uninterrupted views of the East Sussex countryside. The property is set over two floors and includes, on the ground floor, an open plan kitchen/sitting room, pantry, utility room, cloakroom, second sitting room, family bathroom, three bedrooms and a shower room. On the first floor you find two further bedrooms and an ensuite bathroom. The kitchen is a truly stunning space featuring a feature curved glass wall overlooking the gardens and paddock to the rear. The kitchen also boasts granite work surfaces, a variety of appliances and York stone flooring. The kitchen opens into a 25' double aspect living room with a bespoke feature fireplace.







## DESCRIPTION CONTINUED

A second sitting room provides further entertaining/family space, and up to three ground floor double bedrooms are all of excellent proportions. The master bedroom suite comprises of a large double bedroom with two walk in dressing rooms and a large ensuite bathroom with separate shower and two sinks.

Outside, to the front you approach the property via a private drive leading to a large parking space with a detached garage. To the rear, you find an impressive terrace wrapping the entire length of the property affording wonderful spaces for entertaining alfresco and taking in the uninterrupted views. From the terrace you come to a large formal garden with a variety of borders with mature shrubs which is mainly laid to mawn. Beyond the garden is large flat paddock with a stable block comprising of three stables, a tack room and a hay store.

- Five bedrooms
- Five acres (TBV)
- Ample parking
- Garage
- Stabling
- Architect designed modern home









# FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## Greenmead, Five Ashes, Mayfield, TN20 6HY

Approximate Area = 3687 sq ft / 342.5 sq m

Garage = 171 sq ft / 15.8 sq m

Outbuilding = 621 sq ft / 57.6 sq m

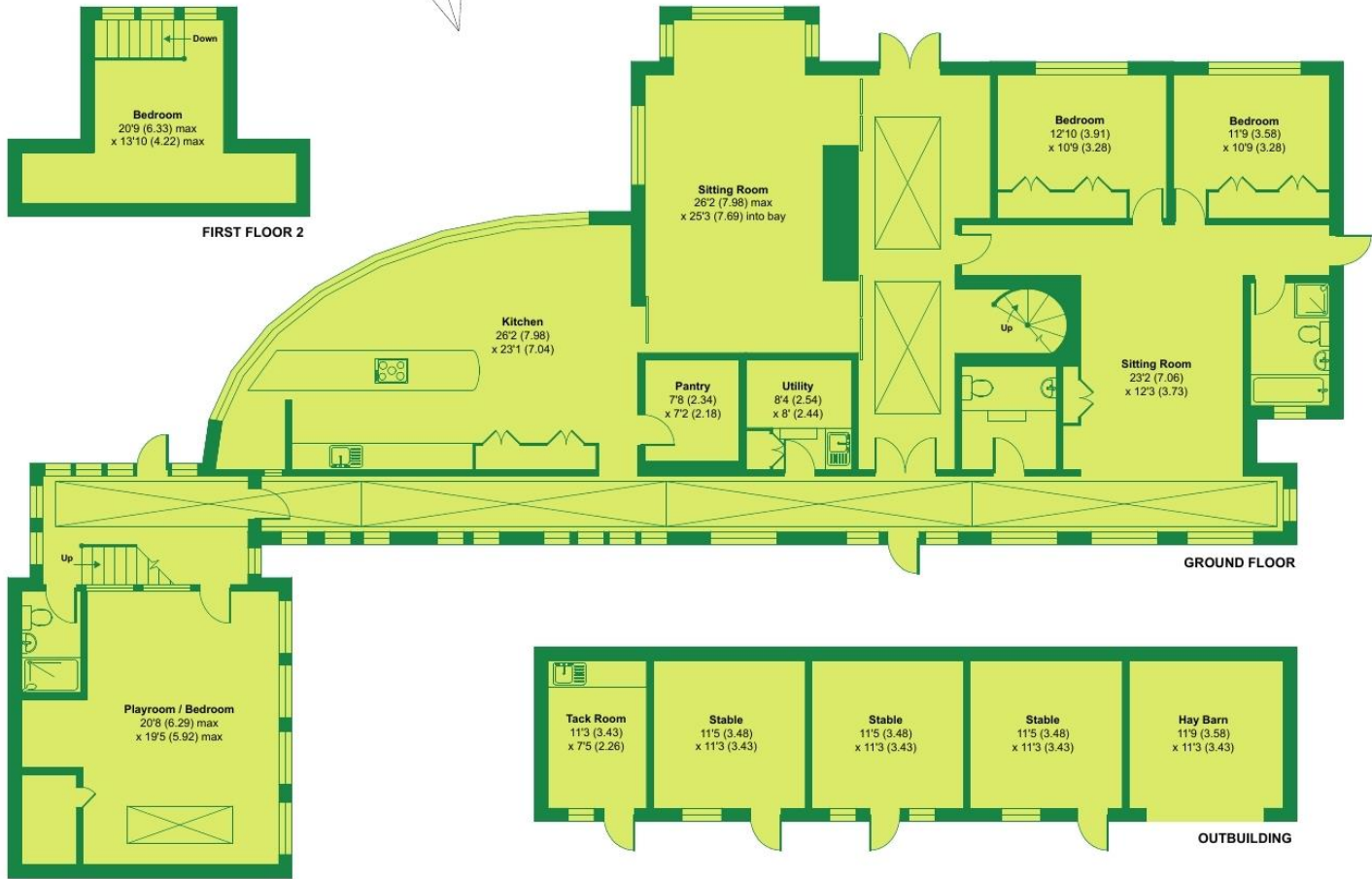
Total = 4479 sq ft / 416. sq m

For identification only - Not to scale

Denotes restricted  
head height



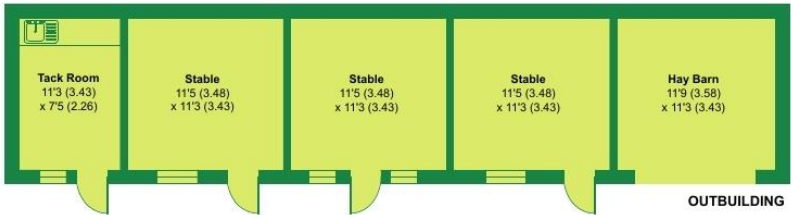
FIRST FLOOR 2



GROUND FLOOR



FIRST FLOOR 1



OUTBUILDING





**VIEWING:** By appointment only. **Sussex Office:** 01435 873999.

**WHAT3WORDS:** ///GAMES.EGGPANTS.OVERGROWN

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mais **Heating:** LPG Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band G **EPC:** E (52)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevations & predominantly slate tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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