



125

— YEARS OF —

**Lambert
& Foster**



2 FERNADALE COTTAGES
FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6HY



**Lambert
& Foster**

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

2 FERNDALE COTTAGES, FIVE ASHES, MAYFIELD, EAST SUSSEX, TN20 6HY

A beautifully presented and newly renovated two-bedroom semi-detached period cottage with front and rear gardens, off-road parking for several cars and a host of character features in a convenient village location in Five Ashes near Mayfield.

GUIDE PRICE £375,000 TO £395,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented semi-detached period cottage, full of character and charm, with a large rear garden and ample private parking, situated in the heart of Five Ashes—just a short drive from the historic village of Mayfield.

This beautiful unlisted property, which has approximately 860 sq. ft of internal living space over two floors, combines traditional detailing with modern comfort. Entering through the front door you come to a light and spacious sitting room with a large sash window, original wooden floorboards and a feature fireplace which leads into a beautiful living/dining room with a brick lined fireplace housing a wood burning stove and dual aspect windows allowing an abundance of natural light to flood in. The stylish kitchen is fitted with shaker-style cabinetry, solid wood worktops, and French doors opening onto the garden terrace—ideal for summer dining and everyday family life. Also on the ground floor, there is a contemporary bathroom featuring a bath with overhead shower and modern tiling. The downstairs sash windows have all been replaced with new like for like double glazed sash windows.

Upstairs are two generous double bedrooms; the principal bedroom benefits from its own en-suite cloakroom with a WC and wash basin. Every room feels light, calm and beautifully finished.



DESCRIPTION CONTINUED

Outside, the property boasts a large rear garden, thoughtfully landscaped with a brick pathway, mature planting, and a greenhouse. A secluded patio area provides the perfect spot for outdoor dining, while to the front is a small garden framed by picket fence. To the rear of the property is a large private parking area with ample room for several cars.

Five Ashes lies between the sought-after villages of Mayfield and Heathfield, surrounded by rolling countryside yet well connected for commuters. Mayfield offers an excellent range of local shops, pubs, and cafés, along with the popular Mayfield Primary School and Mayfield School for Girls. Regular train services run from nearby Stonegate and Crowborough stations to London Bridge, Charing Cross, and Cannon Street, while the A267 provides easy access to Tunbridge Wells and the coast.

- Beautifully renovated throughout
- Spacious landscaped garden
- Off-road parking
- Characterful period features
- Unlisted
- Village location





FLOORPLANS

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

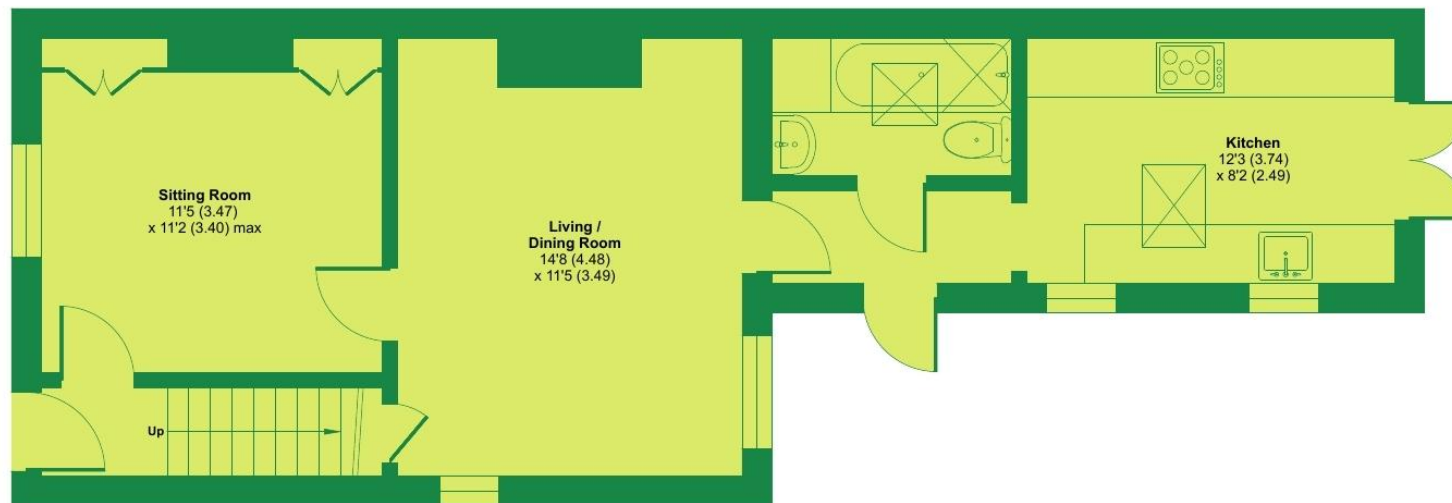
2 Ferndale Cottages, Five Ashes, Mayfield, TN20 6HY

Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





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

WHAT3WORDS: ///COLLECT.CULMINATE.COTTON

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

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

COUNCIL TAX: C **EPC:** D57

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & 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.

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