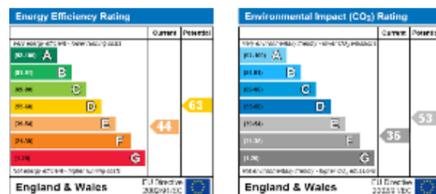




LEEDS LANE, FIVE ASHES, TN20 6JX, £575,000



Whilst every effort 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. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metrix 02017



Detached 3 Bedroom Cottage
Master with en-suite shower room
2 Reception Rooms
Large Conservatory
Quiet lane location
Backing onto fields with far-reaching views
Planning Permission for 2 storey extension
Detached Garage, Driveway and Gardens

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Rarely available. This is an attractive cottage in an idyllic semi-rural location. The house offers well planned accommodation and Planning Permission for a two storey extension has just been granted (plans are available to view in our office.)
Backing onto fields and enjoying far reaching rural views.
EARLY VIEWING IS STRONGLY ADVISED.

In Leeds Lane, away from the main road, and yet within easy reach of the village. Mayfield is the closest larger village, being about 3 miles away. Tunbridge Wells with its extensive range of shopping and leisure facilities and mainline station to London in under an hour, is about 8 miles north.

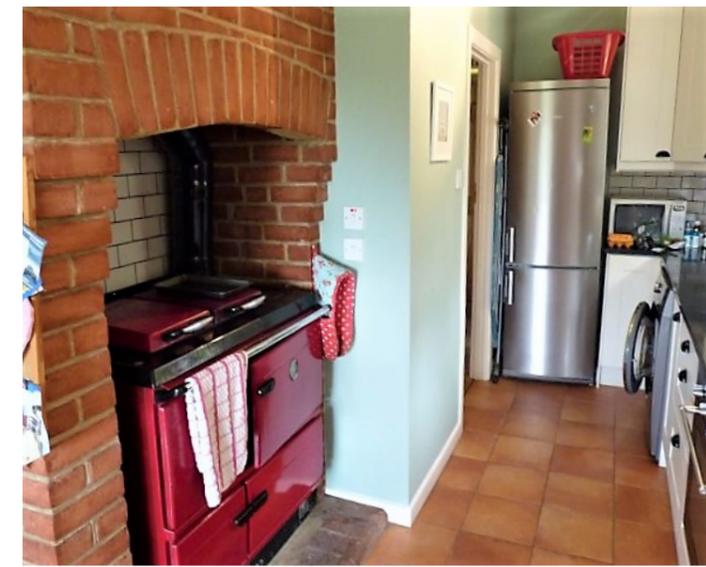
Council Tax Band E - 2017/2018 £2,193.87

HALLWAY Front door to inner hall, stairs to first floor, window to the front.

CLOAKROOM W.C., wall-mounted wash handbasin, window to the front.

KITCHEN 17'09" x 10'01" Attractive range of wall and floor units with granite worksurfaces over, inset circular sink unit with mixer tap over, "Stanley" range cooker, built-in oven and hob with extractor over, integral dishwasher, space for upright fridge/freezer, space and plumbing for washing machine, tiled floor, part-tiled walls, door to conservatory.





SITTING ROOM
20'08" x 10'04" Light, double aspect sitting room, oak floor, spotlights, door to dining room.



DINING ROOM
11'08" x 14'07" Woodburning stove, oak floor, window to the front, door to sitting room, double doors to the conservatory.



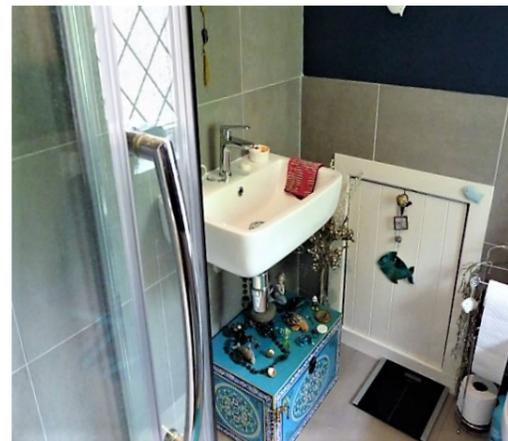
CONSERVATORY 24'03" x 8'02" Double glazed oak doors to dining room, windows above dwarf wall, door to the parking area.



FIRST FLOOR LANDING Window to the front, hatch to loft.

BEDROOM 1 15'08" x 9'01" window to the rear, door to en-suite shower room.

EN-SUITE SHOWER ROOM White suite comprising fully tiled with plumbed-in shower, W.C., wash handbasin, window to the side, tiled floor.



BEDROOM 2
14'08" x 10'04" Double aspect.

BEDROOM 3 9'11" x 8'04"
Window to the rear.

FAMILY BATHROOM
Recently fitted bathroom, white suite comprising low level W.C., tile enclosed bath with electric shower over, wash handbasin with cupboards under, window to the front, heated towel rail, tiled floor.



DETACHED GARAGE AND DRIVEWAY Gated, gravelled driveway providing parking for a number of vehicles. Detached garage with window to the side and room above with window to the front.

GARDENS Mainly laid to lawn with mature flower beds, paved patio seating area, hedge borders and post and rail at the end. Backing onto fields with far-reaching views.

