

**For Sale**

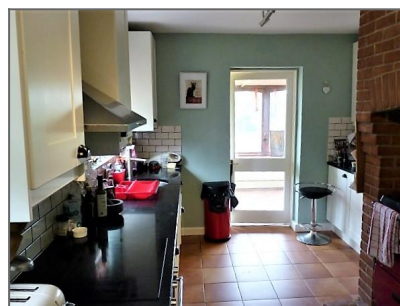
**Leeds Lane, Five Ashes, TN20 6JX**



**£575,000**

### **3 bedroom Detached**

- ✓ Detached 3 Bedroom Cottage
- ✓ Master with en-suite
- ✓ 2 Reception Rooms
- ✓ Large Conservatory
- ✓ Quiet lane location
- ✓ Backing onto fields with views
- ✓ PP for 2 Storey Extension
- ✓ Detached Garage, Driveway and Gardens



## Description

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 strongly advised.

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

## Location

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.

## Ground Floor

**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** - 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 with W.C., tile enclosed bath with electric shower over, wash handbasin with cupboards under, window to the front, heated towel rail, tiled floor.

## Exterior

**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.

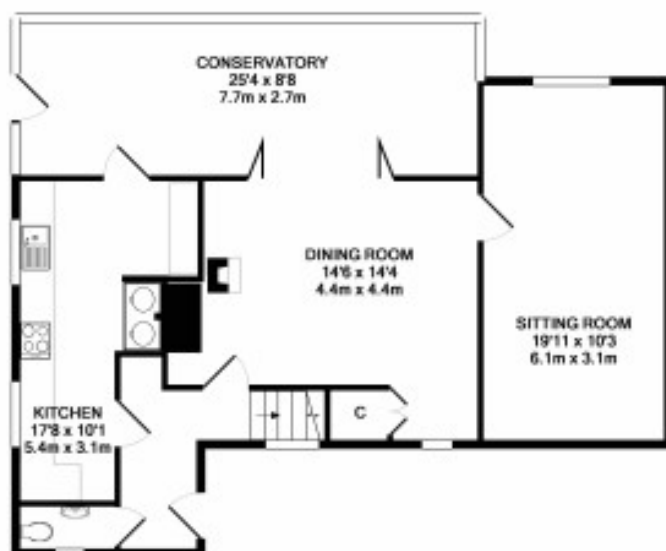
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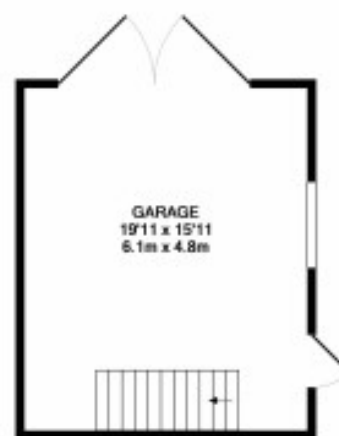




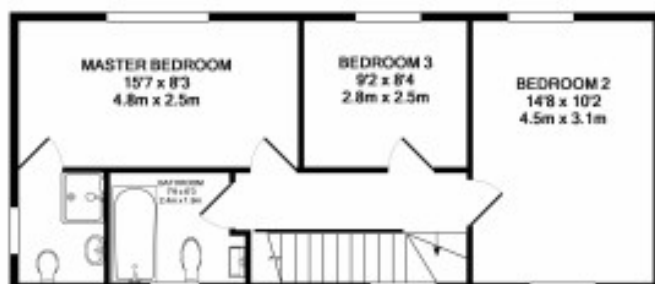
## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 840 SQ.FT.  
(78.0 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 303 SQ.FT.  
(28.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)



GARAGE ROOF SPACE  
APPROX. FLOOR  
AREA 163 SQ.FT.  
(15.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1821 SQ.FT. (169.2 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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 operability or efficiency can be given.  
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## Energy Efficiency and Environmental Impact

