



New Pin Cottages  
Leeds Lane, Five Ashes, TN20  
Guide £2,500pcm

SAMUEL & SON  
CHARTERED SURVEYORS

# New Pin Cottages

Leeds Lane, Five Ashes, East Sussex TN20

- **Entrance hall**
- **Open plan kitchen/living/dining area**
- **Cloakroom**
- **Sitting room/bed 4 with en suite shower room**
- **Master en suite bedroom**
- **Two further double bedrooms**
- **Family bathroom**
- **Parking**
- **Gardens**
- **Superb semi-rural location with views**
- **Excellent transport links**

## Location

The property enjoys a picturesque semi-rural location with wonderful open views over surrounding countryside situated off a quiet country lane in the village of Five Ashes which has its own primary school, traditional inn and village hall with recreation ground and Skippers Hill Preparatory School. The attractive village of Mayfield is about 2.5 miles north and has a range of shops and amenities to serve day to day needs whilst the market town of Heathfield is about 3.5 miles to the south and has a wider range of shops and services, several supermarkets including a Waitrose and schooling for all ages. The spa town of Tunbridge Wells is just provides comprehensive shopping facilities and recreational amenities.

Mainline stations in the area including Wadhurst and Tunbridge Wells, which offer a service to London Charing Cross/Cannon Street. The property is also just a short drive from the A21, giving superb access to London through a direct link to the M25 and wider national motorway network and also to the south coast.

The area is surrounded by beautiful countryside offering wonderful walking, riding and cycling opportunities.

## Description

A high quality detached home forming part of a small gated development of three contemporary homes.

Set away from the road in a delightful semi-rural location with superb views over surrounding countryside, the property has been tastefully finished offering a modern family living space. On the ground floor an open plan kitchen/dining/living area with a well appointed kitchen benefiting from a area and four double bedrooms, (two en suite).

## Outside

A set of electronic gates give access to the development off Leeds Lane with a private shared gravel driveway leading to each of the homes. A generous gravelled parking area is set to the front of the property. To the rear, a decked terrace adjoins the rear of the house providing a pleasant sitting out area taking in the wonderful views with a lawned garden beyond enclosed by post and rail fencing.

## Services

Mains water and electricity. Oil fired central heating system and boiler. Private drainage.

## Outgoings

Council Tax Valuation Band 'F'

## Local Authority

Wealden District Council

Tel: 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

Score	Energy rating	Current	Potential
92+	A		101   A
81-91	B		
69-80	C	74   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Photographs

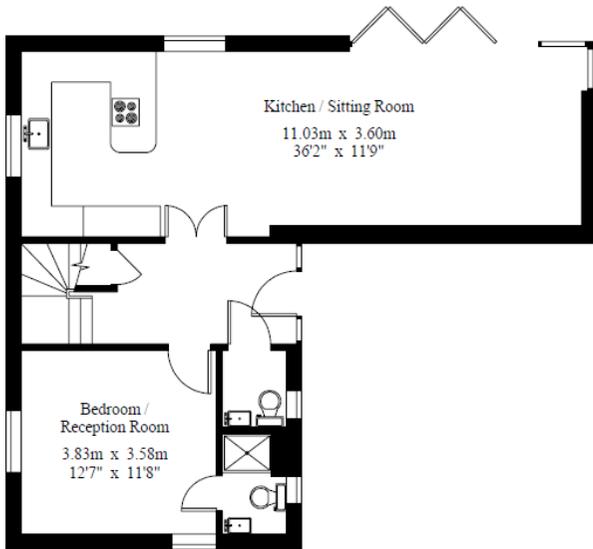
Some of the photographs within these particulars were taken prior to the existing tenancy in 2018



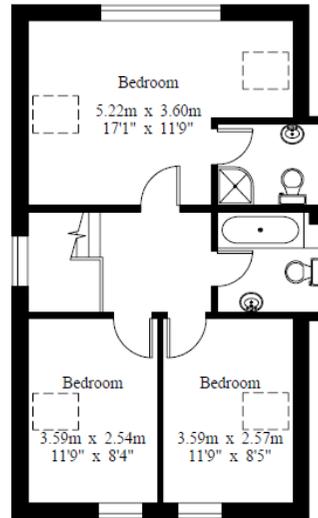


Plot 1

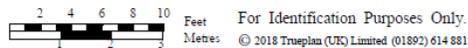
Gross Internal Area : 91.0 sq.m (979 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.  
© 2018 Trueplan (UK) Limited (01892) 614 881

