



MAYFIELD FLAT, CROSS IN HAND
£725,000



WOOD & PILCHER

Forest View, Mayfield Flat, Cross In Hand, Heathfield, East Sussex, TN21 0TU

A most impressive detached five bedroom house standing in an elevated semi rural position with stunning views at the rear over The High Weald. Understood to have been built in the 1930's with later additions, this delightful property offers spacious well planned accommodation coupled with a detached barn style garage and room above. The property presents a reception hall, drawing room, dining room, garden room, study, kitchen/breakfast room, separate utility room and cloakroom. On the first floor are five bedrooms (master with en-suite shower room,) and a family bathroom. There is a driveway with ample parking leading to a detached open bay barn style garage with adjoining workshop and log store. There is a useful hobbies room above that could be used as occasional guest accommodation or office. The landscaped gardens extend to approximately 0.6 acre (tbv) and provide the perfect setting with extensive views. NO ONWARD CHAIN.



27 High Street, Heathfield, East Sussex, TN21 8JR
Tel: 01435 862211- Fax: 01435 864303
Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

SITUATION: The property enjoys a semi rural yet not isolated location nearby to the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 and 8 miles distance respectively, both providing a service of trains to London in just over the hour. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

ENTRANCE HALL: FRONT door with frosted double glazed window. Further uPVC double glazed windows to front. Oak floor. Range of solid timber doors to:-

DRAWING ROOM: A most impressive main reception room with a large fireplace, heavy timber oak beam and fitted 'Clearview' multi fuel stove. Radiator. Oak flooring. Decorative cornice with recessed ceiling



GARDEN ROOM: Bevelled glazed door from drawing room. A bright and airy room with glazed roof and doors opening onto the rear terrace and enjoying the lovely views. Ceramic tiled floor. Radiator.

STUDY: Bevelled glazed door from drawing room. Decorative cornice. Doors opening onto the rear terrace and enjoying the lovely views. Contemporary radiator.

DINING ROOM: Sealed corner fireplace with original cast iron fire, tiled and timber surround. Decorative cornice. Oak floor. Radiator.

KITCHEN/BREAKFAST ROOM: Irregular shape creating two distinctive areas. Extensively fitted by 'Mayfield Kitchens' finished in Beech with contrasting granite work surfaces to most walls incorporating drainer. Range of cupboards and drawers below with matching wall mounted cupboards over. Classic gas fired Aga for cooking. Gas hob with combination electric/microwave oven below. Twin bowl butlers sink. Further matching storage cupboards in breakfast room area with one cupboard housing gas fired boiler. 'Amtico' flooring. Recessed lights. Double glazed window to rear with extensive views. Further double glazed window to side. Understairs storage cupboard. Door returning to drawing room.

UTILITY ROOM: Stable door from kitchen. Butlers sink. Adjoining timber work surface, plumbing for washing machine and vent for tumble drier (appliances not included). Recessed lights. Coats cupboard. Double glazed window to rear. Radiator.

CLOAKROOM: WC, wash hand basin. Tiled floor. Double glazed window to side. Radiator.

Staircase rises from reception hall to **FIRST FLOOR LANDING:** Hatch to loft. Airing cupboard. Radiator.

BEDROOM 1: Twin built-in double wardrobe unit. Double glazed window to rear with wonderful views. Eaves storage. Radiator.

EN-SUITE SHOWER ROOM: Tiled shower cubicle. Vanity unit. Frosted double glazed window to side. Low level WC. Heated towel rail. Radiator.

BEDROOM 2: Inclusive of fitted bedroom furniture including wardrobes, dresser, bedside cabinet and storage unit. Double glazed window to front. Radiator.

BEDROOM 3: Fitted desk. Recessed shelving. Double glazed window to front. Radiator.

BEDROOM 4: Built-in wardrobe. Double glazed window to front. Radiator.

BEDROOM 5: Currently used as an office with fitted work station and recessed shelving. Double glazed window to side. Timber flooring. Radiator.

BATHROOM: White suite comprising of panelled bath with antique style mixer tap/shower attachment over. Separate fully tiled shower cubicle. WC. Vanity unit. Recessed downlighters. Cast iron heated towel rail. Localised tiling.

EXTERNALLY: Bespoke wrought iron gates designed with a unique wild fowl theme flanked by brick pillars and a curved wall opening onto an entrance courtyard providing ample **PARKING** and turning space.

The gardens have been designed with flair and planted with the knowledge to provide the ideal setting for Forest View. The **FRONT** of the property is overlooked by lawn and screened from the road by high hedging. There are slate shingle paths with flower borders leading to the rear. The **REAR** garden takes full advantage of the extensive view across the North Weald and have been expertly landscaped to provide many seating areas. There is a raised water feature and slate paths continue to the rear. There are areas of lawn and flower borders stocked with a wide variety of established shrubs and perennials to provide colour and structure. To one side is an extensive Kitchen Garden with a **GREENHOUSE** (20' x 10') and further timber store **SHEDS**. In all the grounds are believed to extend to approximately 0.6 of an acre (tbv).

BARN/GARAGE: A detached building providing covered parking and storage. The barn is heated by a separate boiler and there is a room above approached by an external hardwood staircase with keypad entry system. The double open bay measures approximately 6m x 5.6m with outside hot and cold water. There is an adjoining log store to the right and a useful **WORKSHOP/STUDIO** measuring approximately 5.3m x 2.7m, heated and housing the gas fired boiler. An external staircase rises to the room above (8.9m x 3.4m) with three skylights, power and light. This would make an ideal work room/guest accommodation. (You may wish to take advice from the local authority should formal permission be required).

TENURE: Freehold

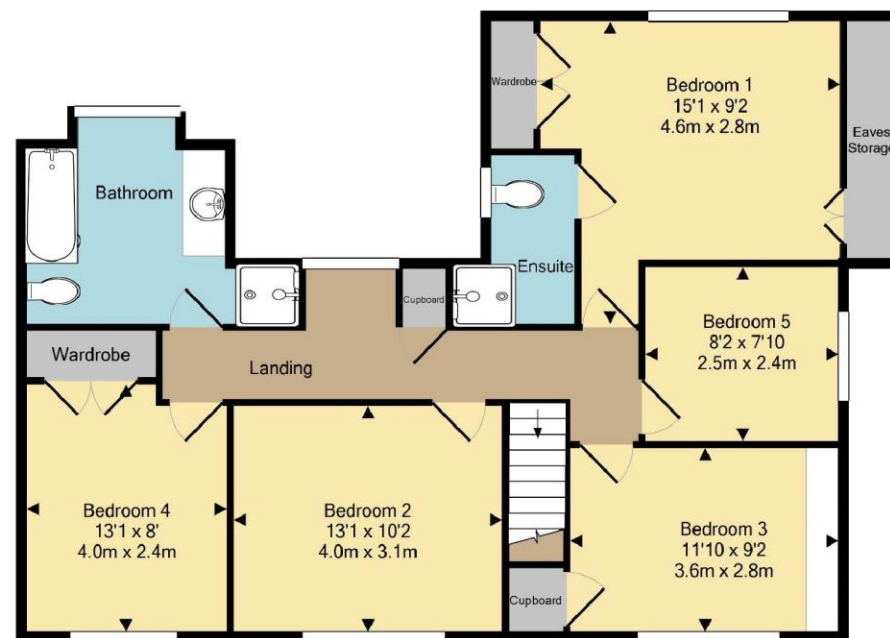
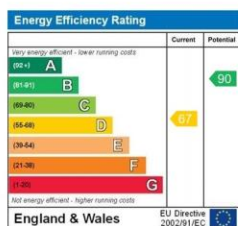
VIEWING ARRANGEMENTS: By appointment with owners agent, Wood & Pilcher, 27 High Street, Heathfield, East Sussex, TN21 8JR on 01435 862211 or email us at heathfield@woodandpilcher.co.uk.

DIRECTIONS: From our offices in Heathfield High Street proceed west along the High Street turning left onto the Lewes Road in the village of Cross In Hand opposite the Esso Isenhurst service station. Continue through the High Street of Cross In Hand over the hill on the B2102 for approximately 1 mile turning right onto Mayfield Flats. Continue past Nursery Lane on your left where the property will be shortly found on the left hand side easily identifiable by our joint agents For Sale Board.

ENERGY EFFICIENCY RATING: D

AGENTS NOTE: Please note that not everything in the photography may be included in the sale.





1st Floor
Approx. Floor
Area 918 Sq.Ft.
(85.3 Sq.M.)

Forest View - Plan For Layout Purposes Only
Total Approx. Floor Area 2079 Sq.Ft. (193.1 Sq.M.)

Whilst every attempt 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 operability or efficiency can be given
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