

High View
West Street, Mayfield,
East Sussex. TN20 6DS

burnett's
Individual Property : Individual Agent



An absolutely immaculate, modern, efficient family house, providing four bedrooms, three bathrooms (two en-suites), sitting room, family room, open kitchen/dining room, garden room, study, hallway, all set within stunning landscaped gardens, complete with patios and seating areas, driveway and detached garage and carport.

EPC Rating C.

Price Guide: Excess £1,000,000 Freehold

Mayfield Office

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High View

West Street, Mayfield, TN20 6DS

Price Guide: Excess £1,000,000 Freehold

High View forms a stunning, Potton Home from an award winning design, built by the locally renowned EOS Group. The property is deceptively spacious, very energy efficient and all in a tucked away location just off West Street, with a detached garage and car-port, and beautifully landscaped gardens.

The property is highly insulated, double glazed throughout and enjoys a central heating system with each room having its own thermostat, solid wooden doors and attractive exposed timber beams.

The property comprises a spacious entrance hall, with wooden flooring, stairs to the first floor and door to the airing cupboard.

The kitchen is a lovely, large open room, with cream cupboards and drawers, granite worktops, natural Cotswold limestone flooring and integrated appliances to include a one and half bowl sink with waste disposal unit and etched drainer, dishwasher, microwave, range style cooker with extractor above and American style fridge freezer with icemaker. There is a matching central island, and breakfast bar.

The utility room is adjacent, with matching cupboards to the kitchen, Bosch washing machine and tumble dryer, door to rear garden, window to side and integrated sink.

The kitchen is open to the dining room, with French doors to rear and window to side, plus attractive fitted bookshelves and cupboards and a door to the hallway. The garden room, with windows and French doors to the rear garden is also accessed from the kitchen.

A family room could also be a TV room, music room or study, with two velux windows to side and a further door to the sitting room, with a lovely triple aspect and a vast modern 'Inglenook' style fireplace with an open grate and a further door to the hallway.

On the opposite side of the hall is an office, with fitted units and a window to front, plus a cloakroom with WC, basin and window to side.

The open landing is part galleried, with a window to front and a master bedroom, with ample fitted wardrobes, views from the front window and a door to the en-suite bathroom, with stone tiles, bath, shower cubicle, basin, WC, heated towel rail and extractor fan.

There is a second double bedroom with window to rear and a door to the en-suite shower room, with shower, basin, WC, heated towel rail and extractor fan, with attractive tiled walls and floor, plus a window to side.

There are two further double bedrooms and a family bathroom, comprising a bath with shower over, basin, WC, heated towel rail and extractor fan, with tiled walls and floor.

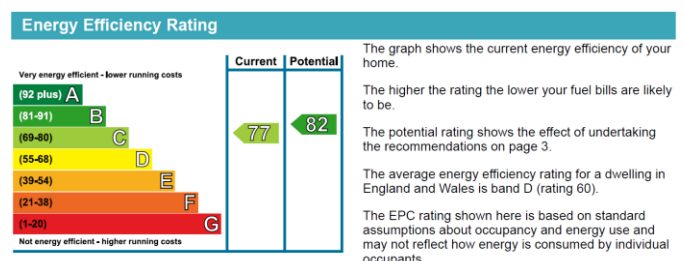
Outside, there is an open brick block driveway, with access to the garage 19'6 (5.94m) x 9'1 (2.77m) and car port, which has a large loft void offering potential, subject to any consents. The front garden has a small lawn and flower bed.

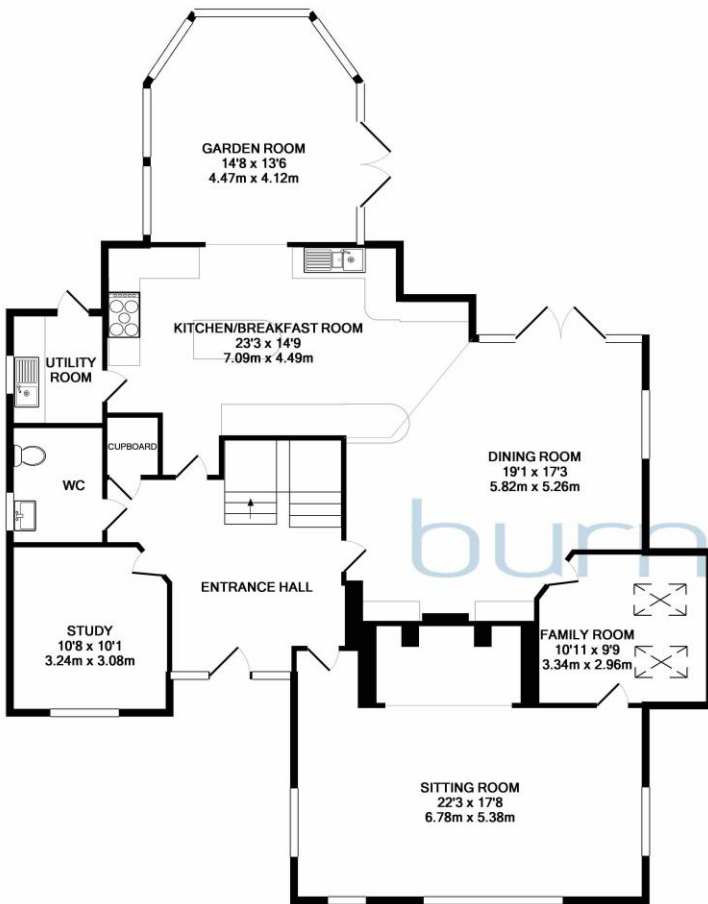
The rear garden has been beautifully landscaped, with several flower beds curving around the intricate lawns containing several specimen plant, shrubs and trees, including fruit trees, Acer and roses, with a paved patio off the dining room, plus a raised decked patio, set back into the corner of the plot, with a retaining wall behind, forming a very sheltered dining spot.

The property is situated just a few hundred meters from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well regarded Mayfield School secondary school.

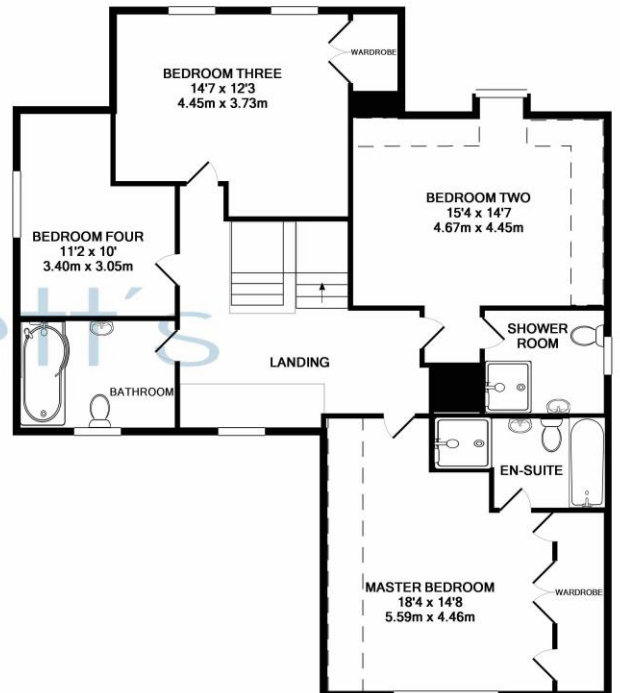
For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.





GROUND FLOOR
APPROX. FLOOR
AREA 1537 SQ.FT.
(142.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1113 SQ.FT.
(103.4 SQ.M.)

HIGH VIEW, WEST STREET, MAYFIELD, TN20 6DS
TOTAL APPROX. FLOOR AREA 2650 SQ.FT. (246.2 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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