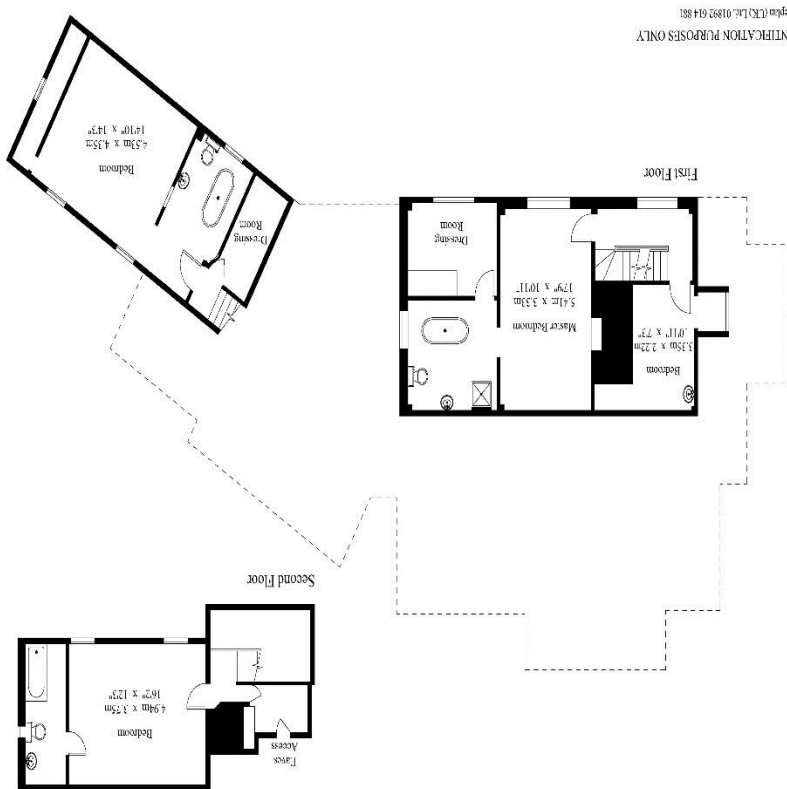


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Butchers Cross, Mayfield, TN20 6JN
£1,395,000 Freehold

in brief...

- BEAUTIFULLY POSITIONED PERIOD PROPERTY
- WEALTH OF PERIOD FEATURES THROUGHOUT
- GROUND FLOOR SHOWER ROOM
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- DRAWING ROOM WITH INGLENOOK FIREPLACE

- DOUBLE ASPECT DINING ROOM
- CELLAR
- FAMILY ROOM/SNUG
- SUBSTANTIAL DETACHED GARAGE AND BARN
- 3 ACRES IN TOTAL



in more detail...

An exceptional grade 11 listed six bedroom (four bath/shower room) detached country home situated in an elevated position with stunning far reaching views towards the neighbouring countryside with a substantial detached garage and adjoining barn occupying three acres of pleasant grounds. This impressive 16th century home offers a wealth of period features throughout with lattice leaded light windows, exposed wall and ceiling timbers, inglenook fireplaces and latch doors which are just some to mention. The property comprises in brief: on the ground floor a gabled covered entrance, a double aspect drawing room with impressive inglenook fireplace, a separate dining room with french doors leading to the gardens to one side of the property, an impressive kitchen/breakfast room with an attractive bay window and bespoke fitted units with a Rangemaster cooker. A utility room/lobby, ground floor shower room, an inner reception hall/games room, cellar, ground floor bedroom, a study, a family room with attractive fireplace, kitchen /diner and bedroom (can be used as self-contained accommodation). From the reception hallway a staircase rises to a guest bedroom with partly vaulted ceiling with exposed timbers, an en-suite bathroom with roll top bath and walk-in wardrobe. From the dining room a staircase rises to a part galleried first floor landing with an impressive master bedroom with a separate dressing room and en-suite bathroom, two further bedrooms, staircase rising to the second floor which provides a further en-suite bedroom. Outside the front of the property is approached via timber gates, a gravel carriage driveway which in turn leads to a detached substantial garage with adjoining barn, the gardens surround the property on two sides with a separate paddock accessed by a five bar gate. A further paddock can be found opposite the property.



the location...

Sypsies occupies a rural position close to open fields and unspoilt countryside. The picturesque, historic and ever popular village of Mayfield is approx 1.25 miles distant and offers an excellent range of shopping facilities, a mini supermarket, pharmacy, bakers and greengrocers as well as the highly regarded St Leonards Mayfield girls school.

A more comprehensive range of shopping and leisure facilities can be found in Heathfield, 4 miles distant, and Tunbridge Wells approx 9 miles, the latter offering a mainline railway station offering services to London (Charing Cross 54 mins approx).

Additional rail services can be found in Buxted, 4.6 miles, which offers services to London in approx 67 mins, alternatively there is a mainline railway station from Wadhurst providing a similar service in approx 62 mins, approx 6 miles.

There is a wide range of schooling for all age groups including St Leonards Mayfield, Skinners school, The Judd school, Ardingly college, Cranbrook and Sevenoaks. Preparatory schools include Skippers Hill, Cumnor House and Holmewood House.

Please check google maps for exact distances and travel times (property postcode: TN20 6JN)