



3 THE GABLES, ARGOS HILL,
ROTHERFIELD, EAST SUSSEX, TN6 3QJ

**MANSELL
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ENTRANCE PORCH * IMPRESSIVE 16'9 x 11'3 DINING HALL * GALLERIED LANDING * 2 DOUBLE BEDROOMS * FAMILY BATHROOM * MODERN KITCHEN * STUNNING 18'5 X 14'2 BAY FRONTED SITTING ROOM * GAS FIRED CENTRAL HEATING * SINGLE GARAGE * AMPLE RESIDENTS AND VISITORS PARKING * ATTRACTIVE LANDSCAPED GARDENS AND GROUNDS OF 2 ACRES * PRIVATELY OWNED 0.3 ACRES OF GROUNDS * FINE FAR REACHING VIEWS ACROSS ADJOINING COUNTRYSIDE

PRICE: £225,000 LEASEHOLD

A stunning 2 bedroom 2 reception room country house apartment with private gardens and a garage beautifully situated in an elevated rural position enjoying far reaching views towards Mayfield and the adjoining countryside. The property has been meticulously maintained and forms one of just six character properties surrounded by attractive landscaped gardens and grounds of approx 2 acres, the whole enjoying a fine south easterly outlook. The duplex accommodation comprises in brief a covered porch, an attractive 16'9 x 11'3 dining hall with impressive open fireplace and oak staircase rising to the galleried landing, 2 double bedrooms (bedroom 1 with attractive bay window and built-in wardrobe), a family bathroom, a modern kitchen and a stunning 18'5 x 14'2 bay fronted sitting room enjoying fine far reaching rural views. Outside, there is a single garage with parking area for residents and visitors. A side pathway gives access to the landscaped gardens and grounds which are laid to well kept lawns beyond which is an area of woodland. Pathway leading to an area of privately owned gardens/woodland of approx 0.3 acres.

The Gables is situated in an elevated rural position enjoying fine rural views yet within approx 2 miles of the pretty and historic villages of Mayfield and Rotherfield. The villages offer a range of shops and public facilities as well as public houses and churches. The area is well known for its highly regarded schooling including private preparatory, state schools and public schools, in particular St Leonards school for girls, Skippers Hill school and Mayfield primary school. Rotherfield offers excellent communications being within approx 8 miles of Royal Tunbridge Wells which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a shopping mall, theatres and a cinema. Mainline rail services can be found at Wadhurst, Tunbridge Wells and Frant offering services to Charing Cross/London Bridge.

ENTRANCE PORCH: Personal front door into:

DINING HALL: 16'9 x 11'3 Attractive open fireplace with recessed cast iron wood burning stove and oak bressumer, cloaks recess, window overlooking the front of the property, timber flooring, open oak staircase rising to the:

GALLERIED LANDING: 16'5 x 11'1 Velux style window, further window overlooking the front of the property, radiator, timber flooring, telephone point, door into:

BEDROOM 1: 17'8 x 12'1 Square bay window overlooking the rear of the property enjoying breathtaking far reaching rural views, picture rail.

BEDROOM 2: 15'2 x 8'2 Window overlooking the front of the property, airing cupboard housing hot water cylinder, hatch giving access to loft space, radiator.

INNER LOBBY: Square arch into:

KITCHEN: 9'8 x 5'7 Fitted with a modern range of units to eye and base level and comprising single bowl stainless steel sink unit with free standing chrome mixer tap, cupboards and space for domestic appliance under. Adjoining glazed granite effect roll top work surfaces with space for free standing cooker with extractor canopy over, further range of units to eye and base, space for tall standing fridge/freezer and domestic appliances, window overlooking the front of the property, tiled surrounds.

SITTING ROOM: 18'5 x 14'2 Square bay window overlooking the rear of the property enjoying breathtaking far reaching rural views, picture rail, TV point.

FAMILY BATHROOM: Comprising enclosed bath with chrome mixer tap with hand held shower attachment and fully tiled surround, free standing wash basin, low level WC, part tiled walls, radiator, window overlooking the rear of the property, laminate flooring.

OUTSIDE

GARDENS AND GROUNDS: The gardens surround the main building and provide a spectacular well managed setting enjoying far reaching rural views across the adjoining countryside towards Mayfield. Beyond the main lawns there is an area of light woodland with a pathway leading to an area of PRIVATE GARDENS: laid to gardens and woodland of approx 0.3 acres.

SINGLE GARAGE: Up and over door.

COMMUNAL PARKING AREA: Providing ample off street parking for visitors and residents.

MAINTENANCE: £122.02 per month
LEASE: Approx 945 years remaining.

NB: No dogs are allowed.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

