



BERKELEY ROAD

MAYFIELD - GUIDE PRICE £565,000 - £590,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

8 Berkeley Road

Mayfield, TN20 6EH

Entrance Hall - Downstairs Cloakroom - Stunning Open Plan Kitchen/Diner Opening Into Sitting Room - Utility Room - Five Bedrooms - Family Bathroom Plus Ensuite Shower Room - Good Size Garden - Large Timber Summer House - Own Driveway Plus Garage With Electric Door

A particularly spacious five bedroom semi-detached family home situated in a cul-de-sac location approximately a mile from Mayfield Village High Street. The accommodation features underfloor heating to the ground floor and offers a stunning open plan kitchen/diner, sitting room, four double bedrooms plus a single fifth bedroom/study, family bathroom plus ensuite shower room, garden adjacent to fields and a large single garage with electric door plus driveway providing parking for a number of vehicles.

ENCLOSED PORCH:

uPVC double glazed front door and windows. Engineered Oak flooring. Coved ceiling.

ENTRANCE HALL:

Engineered Oak flooring. Inset spotlights. Understairs storage cupboard.

CLOAKROOM:

WC. Wash basin with cupboard under and tiled splashback. Inset spotlights. Extractor fan.

OPEN PLAN KITCHEN/DINER:

Double glazed window and bi-fold doors leading out to the garden. Double glazed roof lantern. Range of matching wall and base kitchen cupboards with granite worktops and inset sink. Space for American-style fridge/freezer. Central island with inset induction hob with extractor fan above and twin ovens under. Integrated dishwasher. Breakfast bar. Engineered Oak flooring. Inset spotlights. Open to:



SITTING ROOM:

Double glazed window. Engineered Oak flooring. Coved ceiling. Inset spotlights

UTILITY ROOM:

Range of matching wall and base cupboards. Laminate worktop and inset stainless steel sink. Space under for washing machine and tumble drier. Extractor fan. Gas fired boiler and hot water cylinder. Door to the garage.

Stairs to first floor landing.

BEDROOM ONE:

A double bedroom with double glazed windows overlooking the garden and adjacent fields and countryside beyond. Radiator.

ENSUITE SHOWER ROOM:

Double glazed window. Large walk-in shower with drencher head and hand-held shower. WC with concealed cistern. Wash basin with cupboard under and tiled splashback. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed windows. Radiator.

BEDROOM THREE:

Double glazed window. Coved ceiling. Radiator.

BEDROOM FOUR:

Double glazed window overlooking the garden and adjacent fields and countryside beyond. Fitted shelving and cupboard. Coved ceiling. Radiator.

BEDROOM FIVE/STUDY:

Double glazed window. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising a P-shaped bath with chrome mixer taps and shower attachment featuring a drencher head and hand-held shower. WC. Wash basin with cupboards under. Part-tiled walls. Inset spotlights. Extractor fan.

OUTSIDE:

The property is approached via its own brick-set driveway leading to the GARAGE with electric up-and-over door, power and light and personal door to the rear garden. There is a good size GARDEN to the rear with a paved patio, lawn and a substantial summer house with decking to the front.



SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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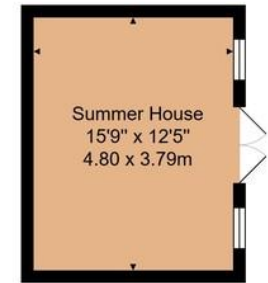
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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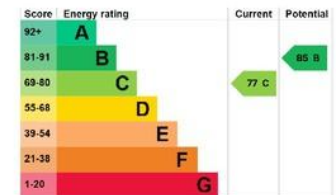
First Floor



Outbuilding



Ground Floor



House Approx. Gross Internal Area (Incl. Garage) 1795 sq. ft / 166.8 sq. m
Outbuilding Approx. Internal Area 196 sq. ft / 18.2 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.