



LOXFELD CLOSE  
MAYFIELD - OFFERS IN EXCESS OF £700,000





# 5 Loxfield Close

Mayfield, TN20 6DX

**Reception Hall - Sitting Room - Dining Room - Study -  
Downstairs Cloakroom - Kitchen/Breakfast Room - First Floor  
Landing - Four Double Bedrooms - Family Bathroom - Double  
Garage With Driveway To The Front - Secluded Gardens**

A spacious four double bedroom detached family home in need of modernisation throughout. The property is situated in a private cul-de-sac just a short walk from Mayfield village High Street. The accommodation was built in 1970 and offers spacious accommodation including a large sitting room with open fire, separate dining room, study and kitchen/breakfast room. There are secluded gardens to three sides of the property and a double garage with driveway providing additional parking. NO ONWARD CHAIN.

Storm Porth.

## **ENTRANCE HALL:**

Mosaic wooden flooring. Under stairs storage cupboard. Coved ceiling. Radiator.

## **CLOAKROOM:**

Window. WC. Pedestal wash basin with tiled splash back. Radiator.

## **DUAL ASPECT SITTING ROOM:**

French doors to the side leading to patio area. Open fire with stone surround. Mosaic wooden flooring. Coved ceiling. Radiators.

## **DINING ROOM:**

Window overlooking the rear garden. Mosaic wooden flooring. Coved ceiling. Radiator.

## **STUDY:**

Window to the front. Mosaic wooden flooring. Radiator.





**KITCHEN/BREAKFAST ROOM:**

Window overlooking the rear garden. Matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for cooker, slimline dishwasher, washing machine and upright fridge/freezer. Wall mounted gas-fired boiler. Built-in storage cupboard. Part-glazed door to the side. Radiator.

Stairs leading to:

**FIRST FLOOR LANDING:**

Window. Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above.

**BEDROOM ONE:**

Dual aspect enjoying far reaching views across the Sussex countryside. Built-in double wardrobe. Radiators.

**BEDROOM TWO:**

Window overlooking the rear garden. Two built-in wardrobes. Radiator.

**BEDROOM THREE:**

Window enjoying far reaching views. Radiator.

**BEDROOM FOUR:**

Window overlooking the rear garden. Radiator.

**FAMILY BATHROOM:**

Window. Panel enclosed bath with shower over. Pedestal wash basin. Part tiled walls. Radiator.

**SEPARATE WC:**

Window. WC.

**OUTSIDE:**

A block set driveway leads to a double garage with twin up-and-over doors, power and light. There are secluded gardens to three sides of the property with large paved patio areas, lawn, shrub and hedge borders, outside tap and timber summer house.





### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

### AGENTS NOTE:

We understand that contributions towards the upkeep of the Private Road are made on an ad-hoc basis as and when required.

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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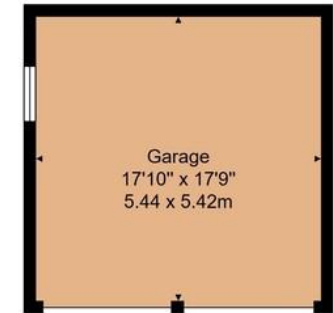
Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

House Approx. Gross Internal Area 1817 sq. ft / 168.8 sq. m  
Garage Approx. Internal Area 317 sq. ft / 29.5 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.