



# MAYFIELD GRANGE LITTLE TRODGERS LANE

MAYFIELD - £625,000





# 39 Mayfield Grange

Little Trodgers Lane, Mayfield, TN20 6BF

**Entrance Hall - Sitting Room With Two Balconies - Superb  
Kitchen/Dining Room - Master Bedroom With Ensuite  
Bath/Shower Room & Dressing Room - Bedroom Two With  
Ensuite Bath/Shower Room & Balcony - Bedroom Three -  
Shower Room - 20 Acres Of Communal Grounds - Two Allocated  
Underground Parking Spaces Plus Additional Storage -  
Lift To All Floors - Visitor Parking**

A truly and spacious apartment offering over 1800 square feet of living accommodation situated in this unique development of luxury homes, converted main hall and apartment blocks with use of fully equipped gymnasium, set within 20 acres of stunning communal grounds in a rural location on the outskirts of Mayfield. The apartment itself offers a large double aspect sitting room with twin balconies, stunning kitchen/dining room with integrated appliances, master bedroom suite with walk-in dressing room and ensuite bath/shower room, second bedroom also with bath/shower room, further bedroom and an additional shower room. There are also two underground parking spaces plus useful storage area, and a lift within the building.

Mayfield Grange is an unusual but stunning gated development of contemporary homes and apartments situated in this rural position close to the historic village of Mayfield. The original building was formerly Mayfield College now converted into apartments. There are two apartment buildings as well as a selection of family homes all within the gated grounds and sharing 20 acres of stunning gardens.

Communal front door with entry phone system into a communal hall with a staircase and lift to all levels. Private front door into:









**ENTRANCE HALL:**

Wall mounted security entry system. Two large walk-in storage cupboards both with light. Door to airing cupboard housing hot water tank. Timber effect flooring. Radiators .

**SITTING ROOM:**

A large bright double aspect room with uPVC double glazed windows to front and side and French doors giving access to two separate balconies. Timber effect flooring. Radiators. Double doors to:

**KITCHEN/DINING ROOM:**

uPVC double glazed window giving aspect to side. A beautifully fitted kitchen with range of solid worktops with matching cupboard and draw units over and under. Integrated appliances including five ring SMEG stainless steel brush fronted gas hob with splashback and extractor hood over with light, dishwasher, washing machine/drier, fridge, freezer, AEG stainless steel brush fronted self-cleaning oven/grill, AEG coffee machine and AEG microwave oven. One and a half bowl sink with score drainer aside. Localised tiling. Under worktop lighting. Recessed ceiling downlighters. Tiled flooring. Opening into the main dining area.

**MASTER BEDROOM:**

A superbly spacious room with uPVC double glazed windows enjoying an outlook to front. Radiators. Doors to:

**WALK-IN DRESSING ROOM:**

Extensive hanging rails and shelving. Radiator.

**EN-SUITE BATH/SHOWER ROOM:**

Obscured uPVC double glazed window to front. Modern white suite with contemporary fitments. Low level WC with concealed cistern and twin button flush. Wall mounted wash basin with mixer tap over. Panelled bath with mixer tap and hand-held shower attachment. Large walk-in shower cubicle with twin headed system and being fully tiled around. Heated ladder-style chrome effect towel rail. Tiled flooring. Recessed downlighters.

**BEDROOM TWO:**

uPVC double glazed French doors with side screens to private balcony enjoying an outlook and aspect to front. Range of mirror fronted double fitted wardrobe cupboards. Radiators. Door to:

**ENSUITE BATH/SHOWER ROOM:**

Modern white suite with contemporary fitments. Low level WC with concealed cistern and twin button flush. Wall mounted wash basin with mixer tap over. Panelled bath with mixer tap and hand-held shower attachment. Large walk-in shower cubicle with twin headed system and being fully tiled around. Heated ladder-style chrome effect towel rail. Tiled flooring. Recessed downlighters. Ceiling mounted extractor fan.

**BEDROOM THREE:**

uPVC double glazed window to front. Mirror fronted sliding fitted double wardrobe cupboard. Recessed ceiling downlighters. Radiator.

**SHOWER ROOM:**

Modern white suite with contemporary fitments. Low level WC with concealed cistern and twin button flush. Wall mounted wash basin with mixer tap over. Large walk-in shower cubicle with twin headed system and being fully tiled around. Heated ladder-style chrome effect towel rail. Tiled flooring. Recessed downlighters. Ceiling mounted extractor fan.

**OUTSIDE:**

The property enjoys two allocated underground parking spaces with the added benefit of a useful secure storage room also accessed from the underground car parking area. There is a lift to all floors and visitors parking spaces. The stunning gardens and grounds are of a communal nature and extend to approximately 20 acres in total including areas of woodland, attractive formal garden with landscaped seating terraces and access to a residents gym. Located on the edge of Mayfield, there is an extensive array of footpaths and countryside walks on the doorstep.

**SITUATION:**

The historic town of Mayfield is nearby and 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:**

LEASEHOLD

Lease - 125 years from and including 01/01/2008

Service Charge -. Currently £4315 pa

Ground Rent - Currently £700 pa

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**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)

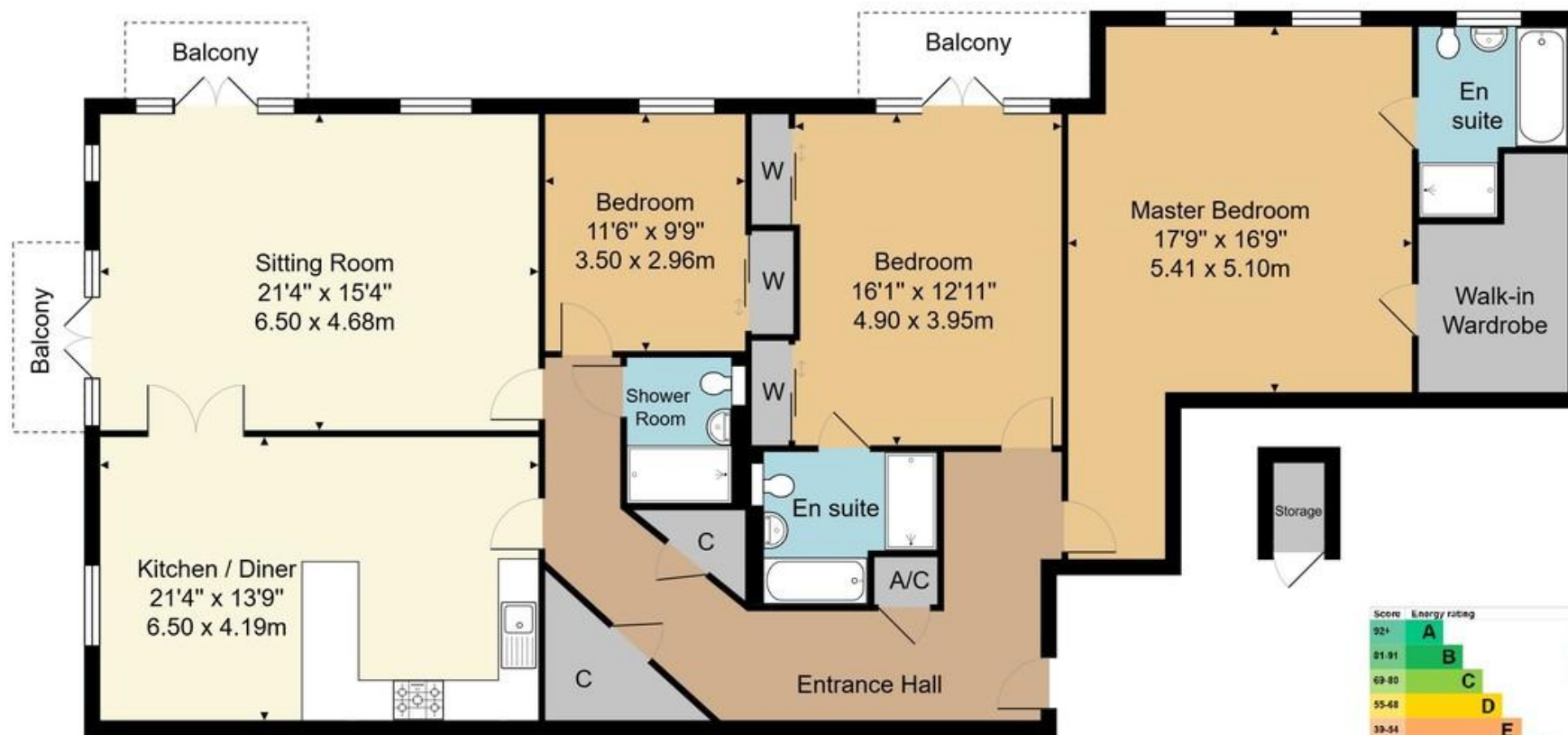
Services - Mains Water, Gas, Electricity

Heating - Gas-fired

Private Drainage - Communal Klargester Sewage Treatment Plant  
(maintenance included within Service Charge)

Accessibility - Lift and stairs to all levels





Approx. Gross Internal Area 1838 ft<sup>2</sup> ... 170.7 m<sup>2</sup> (excluding storage)

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.

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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