



## Weald Cottage

Fir Toll Road, Mayfield, East Sussex

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Fir Toll Road, Mayfield  
East Sussex TN20 6NB

- Porch
- Entrance hall
- Sitting room extending to 30ft
- Family/dining room
- Kitchen/dining/living room
- Utility room
- Cloakroom and store room
- Principal bedroom with dressing room and ensuite
- Four further bedrooms
- Family bathroom and further ensuite
- Oak framed double garage with storage and attached studio/gym
- Gardens and grounds of approximately 0.93 acres
- Rural outlook and views over and adjoining countryside

An attractive and beautifully presented 5-bedroom 1920s house of approximately 2,582sq.ft, situated on the outskirts of the village with well-established gardens of just under an acre and views over surrounding countryside.

**Situation:** Weald Cottage is situated down a small lane on the outskirts of the picturesque village of Mayfield. The High Street is within a 15-minute walk and offers an excellent range of local amenities including a general store, post office, butcher, baker, pharmacy, florist, greengrocers and deli, as well as a doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a tennis club, a primary school and the well-regarded independent school for girls, Mayfield School.

There is a regular bus service and the A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 29 miles to the west, the Eurotunnel terminal at Folkestone is about 46 miles to the east and central London is about 50 miles away. The regional centre of Tunbridge Wells is just 10 miles distant to the north and provides a comprehensive range of amenities including The Pantiles, the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst and Crowborough (both being about 5 miles distant), which provide regular services to London stations.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and provides many public footpaths and bridleways offering excellent walking and riding. Bewl Water Reservoir, reputedly the largest area of inland water in the South East, is also within easy reach where a wide range of leisure activities can be enjoyed including an Aqua Park, walking and cycling trails, sailing, rowing and fishing.

**Description:** Weald Cottage is a very pretty and immaculately presented late 1920s house of approximately 2,582sq.ft/240sq.m, which the current owners have significantly improved, remodelled, and enlarged during their ownership over the last 22 years, including a new roof, re-wiring, a new central heating system, extending the rear of the property, new bathrooms, a new kitchen and utility room, new double-glazed windows, building an excellent oak framed double garage and studio/office/gym, creating a new driveway and landscaping the garden.

The house is set in a semi-rural position within approximately 0.93 acres of gardens and grounds in a convenient position on the edge of the village and presents tile-hung and rendered external elevations beneath a tiled roof. There are period features throughout and the house benefits from lots of natural light and from having a lovely outlook from many of the rooms.

The accommodation on the ground floor includes an attractive and spacious porch with quarry tiled floor with the front door opening into an airy hall, which has oak flooring and a pretty oriel window overlooking the front garden, and leading to: a large, double aspect sitting room, which extends to 30ft and has a wood burner and floor to ceiling glazed sliding doors leading out to the garden; a cloakroom (with plenty of space for a shower, if required) and an adjoining useful larder/store room; a family/dining room with a window seat overlooking the front garden; a beautifully appointed, double aspect kitchen/dining/living room, which extends to nearly 25ft and has an extensive range of gloss wall and base units with silestone work surfaces, large island with breakfast bar, gas hob with extractor, integrated dishwasher, AEG double ovens, space for an American fridge-freezer, refurbished electric Rayburn (green), tiled floor and French doors leading out to the garden, and a utility room with a door leading out to the front of the house. On the first floor are five bedrooms – the main bedroom has a dressing room an ensuite with a freestanding bath and separate shower; the second bedroom also has large ensuite shower room – and there is also a family bathroom.

Outside, the property is approached off the lane over a driveway (the first part giving access to a neighbouring property), which continues passed the house to a turning area with parking for several cars and a double garage. To the side, there are French doors giving access to an excellent office/studio/gym, which extends to over 17ft and has plumbing.

The gardens, which extend to approximately 0.93 acres are a real feature of the property and surround the house with areas of terracing, lawn, and well stocked flower borders planted with an abundance of mature shrubs and trees.

**Current EPC Rating:** C (valid until 5.12.2033)

**Local authority:** Wealden District Council (01892) 653311

**Services:** Mains water, drainage, and electricity. Gas-fired central heating

**Council tax rating:** Band G (2023/24 - £3,946.73 per annum)

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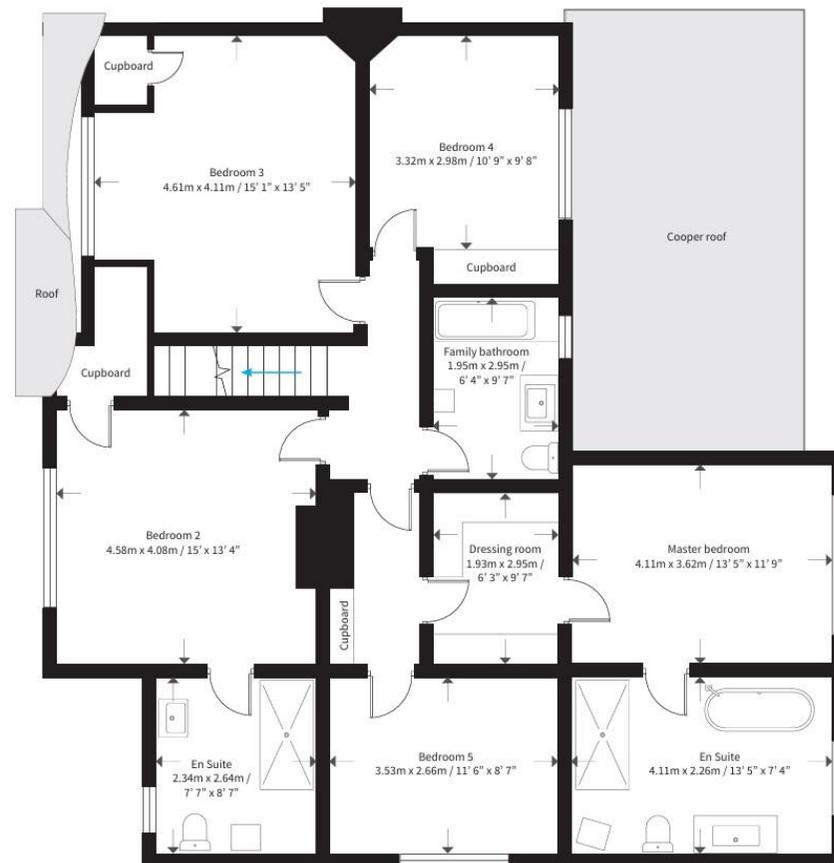
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### Ground floor

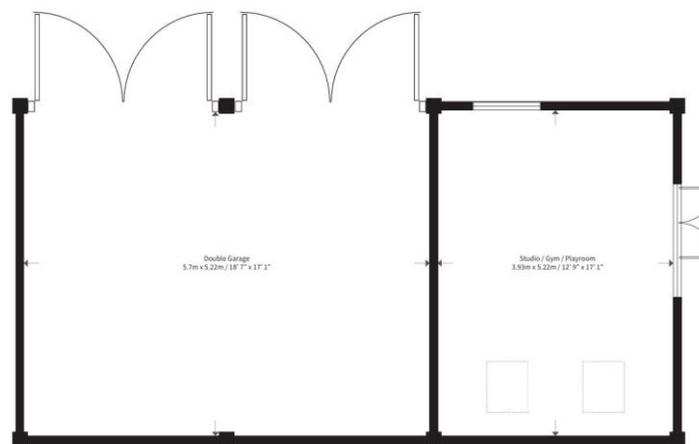


### First floor

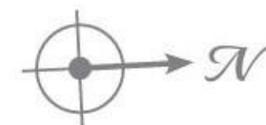


Approximate floor area (excluding studio and garage): 2,582sq.ft /240sq.m

This plan is not drawn to scale and is for layout guidance only



### Garage and studio



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