



2 Tyled Cottages

Brickyard Lane, Mark Cross, East Sussex

A beautifully presented and appointed, modern 4-bedroom semi-detached family house of approximately 1,323sq.ft, situated in a sought after location within the easy reach of amenities.

Guide price £585,000 Freehold



Situation: The property is situated in a convenient location in the much sought after village of Mark Cross, which has a well-regarded primary school, popular country pub, garden centre and café all within walking distance of the property. The villages of Rotherfield, Mayfield and Wadhurst are also all within easy reach and offer more extensive amenities.

The regional centre of Tunbridge Wells is approximately 5 miles distant to the north and provides a comprehensive range of facilities including the Pantiles, Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst, Crowborough and Tunbridge Wells, which provide regular services to London stations. The A21 is also within easy reach providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 30 miles to the west, the Eurotunnel terminal at Folkestone is about 45 miles to the east and central London is about 50 miles away.

There is a wide selection of schools in the area, including state primary and secondary schools, grammar schools for both boys and girls, as well as a good choice of independent schools.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and offers an abundance of leisure facilities including golf courses, Bewl Water Reservoir, reputedly the largest area of inland water in the South East, as well as many footpaths being available nearby.

Description: 2 Tyled Cottages is a modern semi-detached family house built in 2017 with attractive external elevations of brick beneath a tiled roof and double-glazed windows and doors throughout. The property has approximately 2 years of its new home warranty remaining and benefits from being set on a good-sized plot that backs onto farmland and has a south west facing garden.

The accommodation has been well planned and is finished to a high standard, providing light and spacious accommodation of approximately 1,323sq.ft/123sq.m over three floors, including on the ground floor: an airy entrance hall; a well-appointed double aspect kitchen/dining room that extends to over 19ft; a double aspect sitting room, which also extends to over 19ft and has French doors leading out to the garden; and a cloakroom. On the first there are three bedrooms - one having an ensuite shower room - and good-sized family bathroom with a bath and separate shower cubicle. On the second floor is the main bedroom, which has a walk-in wardrobe, large storage cupboard and an ensuite shower room.

To the front of the property there is a generous area of garden that is laid to lawn with raised vegetable beds and enclosed with fencing and mature hedging. There is a driveway with five bar gates accessed off Brickyard Lane which provides parking for several cars and has plenty of space for a garage, if required, A gate gives access to the rear garden, which is laid to lawn with a good-sized terraced area that outside the sitting room that leads to the front door. The garden is fully fenced and backs onto neighbouring farmland.

Current EPC Rating: B

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

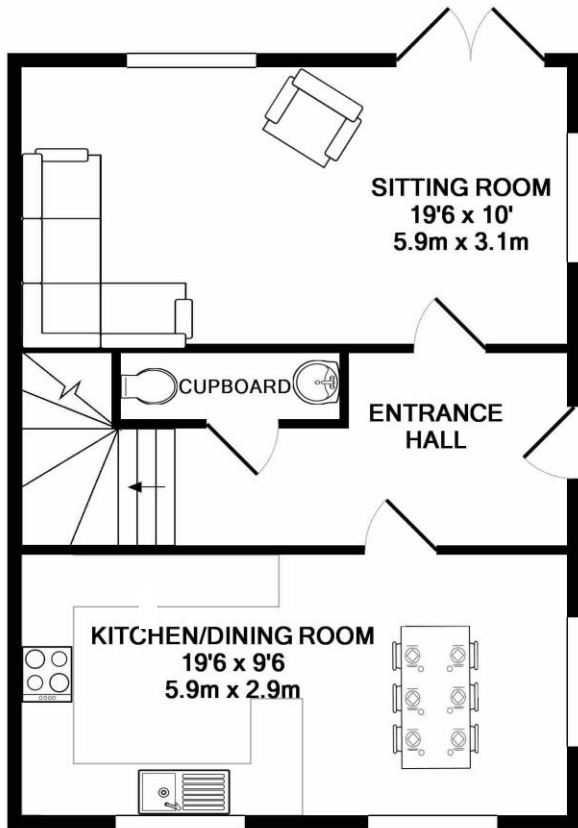
Local Authority: Wealden District Council (01892) 653311

Council tax band: D (2024/25 - £2,424.30)

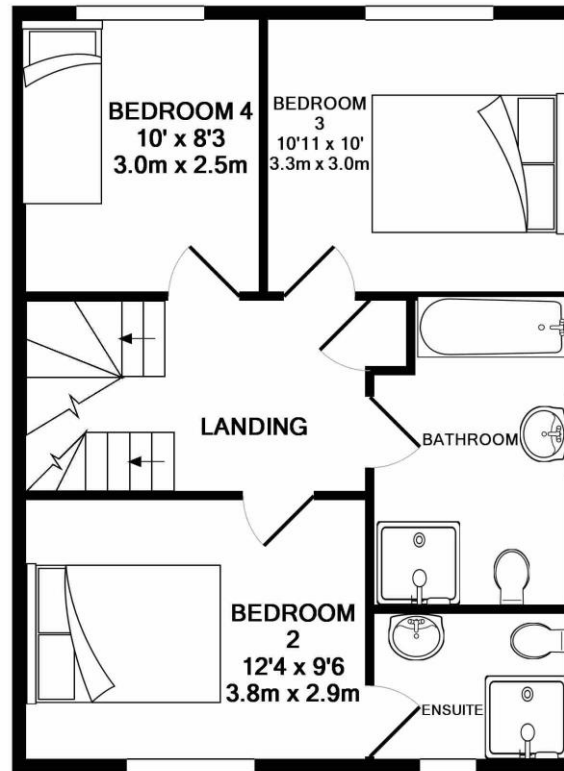
Property address: 2 Tyled Cottages, Brickyard Lane, Mark Cross, East Sussex TN6 3FL

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



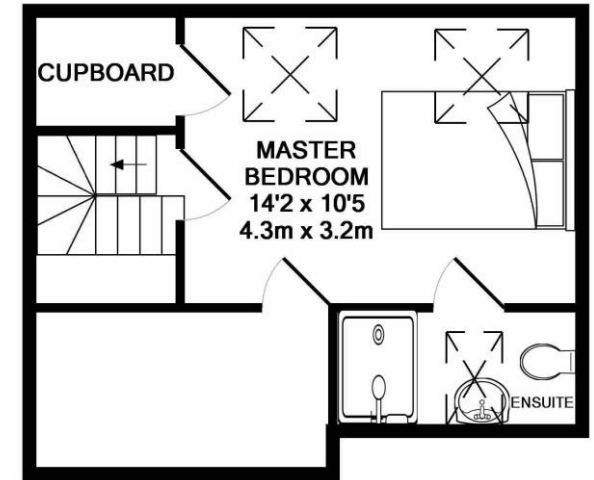
Ground floor



First floor

Approximate internal floor area:
1,323sq.ft/123sq.m

For layout guidance only



Second floor



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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