



Mayfield Cottage
Mayfield Lane, Wadhurst



An attractive and substantial 5-bedroom family house of approximately 3,000sq.ft set in delightful and private gardens of approximately 0.75 acres, situated in a sought after location within easy reach of local amenities and the station. NO CHAIN.



Situation: The property is situated in a much sought after location off Mayfield Lane in Wadhurst village, voted the best place to live in the UK in 2023. The village High Street is just over a mile distant and offers an excellent range of shops and services for everyday needs including a Jempson's Local store and post office, café, butcher, baker, pharmacy, florist, off licence, public houses, as well as a doctor's surgery, dentist, primary school and the well-regarded Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is within 1½ mile and provides a regular service to London Charing Cross/Cannon Street in about an hour. There is also a regular bus service and the A21 is within easy reach and links with 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. The regional centre of Tunbridge Wells is about 7 miles distant and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Mayfield Cottage is a modern detached family house built by Berkley Homes in 1989, which presents attractive tile hung and brick external elevations beneath a tiled roof and double-glazed windows and doors throughout.

The house provides light, spacious and flexible accommodation of approximately 2,944sq.ft/274sq.m over two floors that is well presented throughout and enjoys a lovely outlook over its gardens, with views to the rear over surrounding countryside from the first floor.

The property also offers excellent scope for remodelling and enlargement, if required, and has current planning permission to extend the ground floor and to adapt the garage to create additional accommodation (ref: WD/2015/0320/F).

The accommodation includes on the ground floor: a spacious reception hall with slate tiled flooring leading to a large, double aspect, open plan living area comprising of a living room, which extends to 20'7 and has an attractive stone fireplace, French doors leading out to the garden and an archway to a dining room and adjoining conservatory, all making an excellent entertaining space. From the hall there is a door to a cloakroom and a well-appointed kitchen/breakfast room, which also extends to 20'7 and has a range of gloss wall and base units with solid oak work surfaces, a breakfast bar, space for seating and a door to a good-sized utility room with matching gloss units and a door leading out to a veranda and the garden. There is also a study which leads to a well-proportioned, double aspect sitting room with an open fireplace fitted with a wood burner and aspect over the front gardens. On the first floor there is a spacious landing leading to five bedrooms (three doubles and two singles). Four of the bedrooms have built in cupboards/wardrobes and the main bedroom is of a particularly notable size and has a good-sized ensuite bathroom. There is also family bathroom and a further en-suite shower room.

Outside, the property is approached through electric gates, which lead to a block paved driveway providing plenty of parking and leading to a triple garage. There is a large front garden laid to lawn with mature evergreen hedging along the front boundary adjoining Mayfield Lane, which provides complete privacy. A gate gives access to the west side of the house, which has a veranda and leads to the beautiful, mature gardens, which are a real feature of the property and include areas of well-kept lawn, well established flower borders planted with a variety of mature shrubs, terrace areas, ideal for outdoor entertaining, and a lovely swimming pool – in all the plot extends to approximately 0.75 acres.

Services: Mains water and electricity. Mains gas central heating. Private drainage. Fibre to the property broadband.

Current EPC Rating: C

Local Authority: Wealden District Council (01892) 653311

Council Tax Band: G (2024/25 - £4,040.51)

Property address: Mayfield Cottage, Mayfield Lane, Wadhurst, East Sussex TN5 6JE

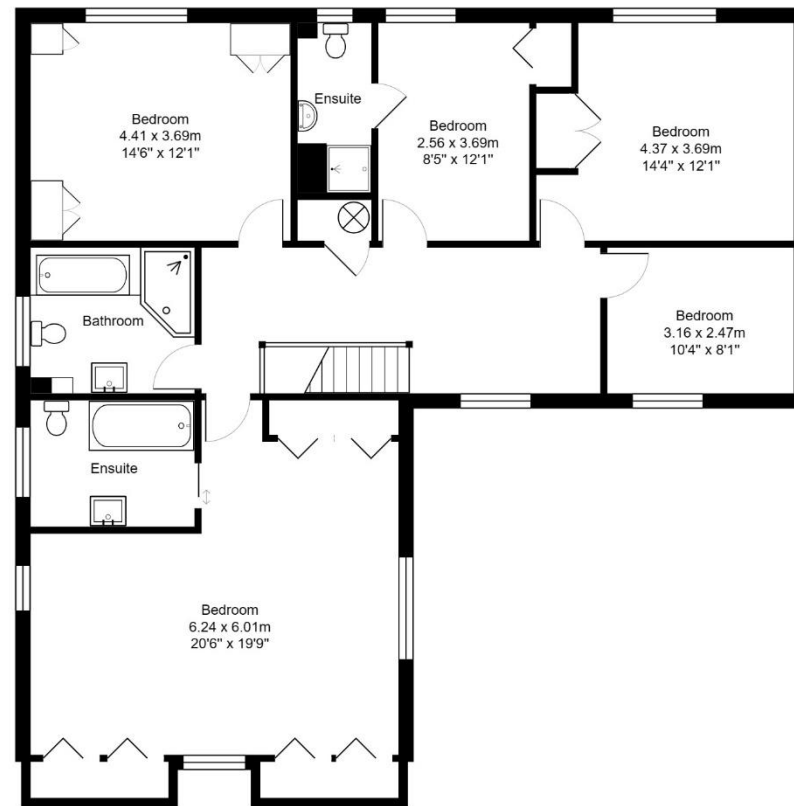
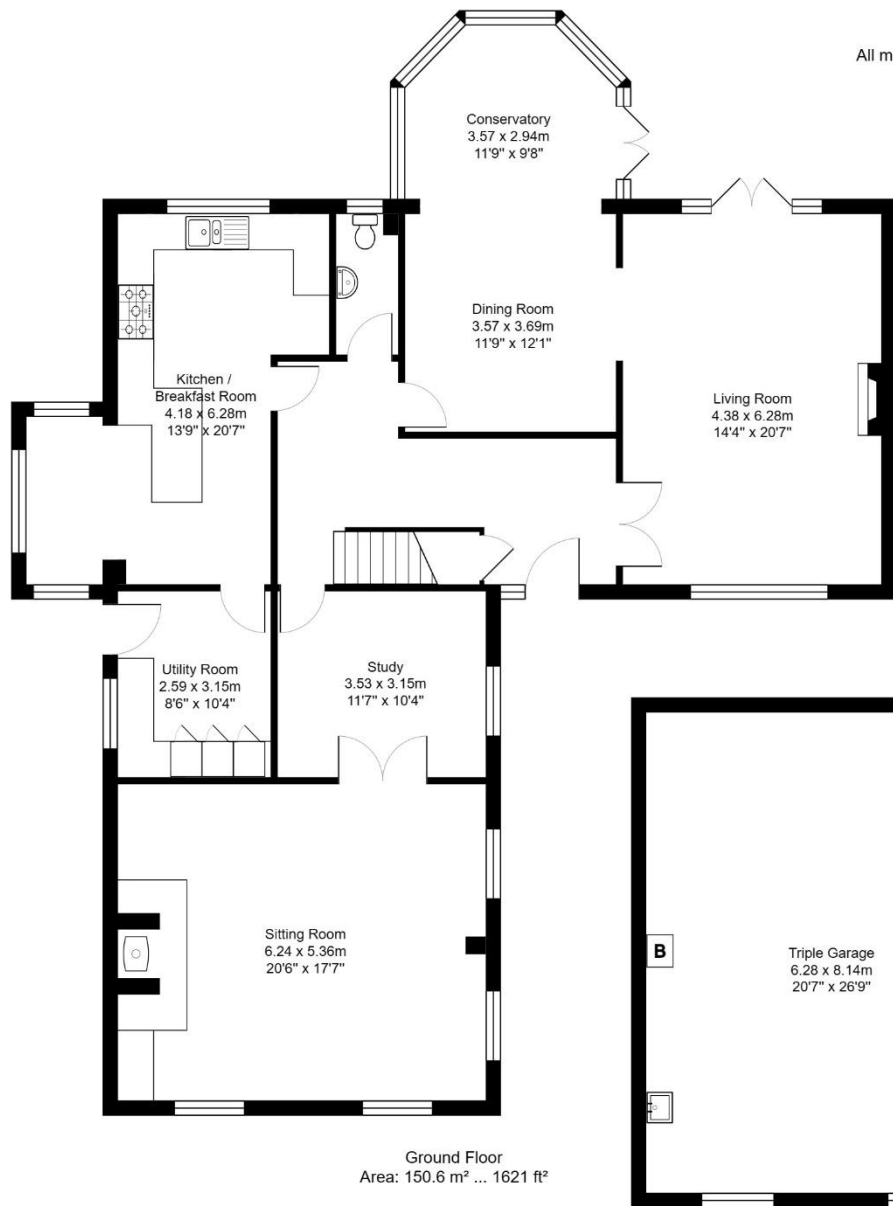
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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Total Area: 324.5 m² ... 3493 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 122.9 m² ... 1323 ft²

(Not shown in actual location)
Area: 51.1 m² ... 550 ft²

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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