



13-25
MAYFIELD
GRANGE

25 Mayfield Grange
Little Trodgers Lane, Mayfield, East Sussex



25 Mayfield Grange

Little Trodgers Lane
Mayfield
East Sussex
TN20 6BF

- 2,929 sq.ft (272.1 sq.mtrs) of accommodation
- Entrance hall
- Drawing room
- Dining room
- Family room
- Kitchen/breakfast room
- Utility room
- Boot room
- Cloakroom
- 5 double bedrooms
- 5 en-suites
- Dressing room/bedroom
- Private easy to manage garden
- Communal gardens & grounds of approximately 20 acres
- A well equipped gym for residents
- Drive with parking for 2 cars & 2 further allocated parking spaces

An impressive and spacious modern detached family house of approximately 3,000 sq.ft, forming part of a prestigious gated development, situated in a wonderful rural location on the outskirts of Mayfield village.

Situation: 25 Mayfield Grange is situated in a beautiful rural location in the High Weald of East Sussex, designated as an area of Outstanding Natural Beauty. The property is approximately a mile from the historic village of Mayfield with its picturesque High Street which offers an excellent range of amenities including a general store with 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.

The regional centre of Tunbridge Wells is approximately 7 miles distant to the north and provides a comprehensive range of amenities including 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 A21 is also within easy reach and provides a direct link to the M25 and coastal routes.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways nearby offering excellent walking and riding.

Description: 25 Mayfield Grange is an attractive and spacious modern detached family house of approximately 3,000sq.ft, forming part of a prestigious gated development of houses and apartments, that was originally a boarding school for boys, and was developed by Weston homes in 2008 that benefits from wonderful communal gardens and grounds of approximately 20 acres.

Providing a light and beautifully presented living space, with well proportioned rooms, that has been updated and improved by the current owner, including the creation of an impressive dining room, the accommodation is arranged over 3 floors and includes: a spacious entrance hall, a boot room, a cloakroom, a double aspect drawing room, which extends to over 27ft and has an attractive feature fireplace and French doors leading out to the garden, a family room with French doors leading out to the garden, a double aspect dining room with a stunning vaulted ceiling, a beautifully appointed double aspect kitchen/breakfast room with an extensive range of bespoke wood shaker fronted wall and base units with solid oak (stained) worksurfaces, a central island with a breakfast bar, a large dresser and integrated appliances including an induction hob with an extractor canopy over, 2 AEG double ovens, an AEG microwave, a dishwasher, 2 fridges and 2 freezers, and a utility room with a door leading out to the garden. On the first floor there is a spacious landing and 4 spacious double bedrooms all with en-suites (2 shower rooms and 2 bathrooms). On the second floor there is a master bedroom with a beautifully appointed en-suite bathroom with a separate shower and a dressing room where there is access to plenty of eaves storage.

Outside and to the front of the property there is feature box hedging with mature bay trees and parking to one side in front of the garage for 2 cars. There are 2 further allocated parking spaces in the main car park which is short walk from the house. The easy to manage south east facing rear gardens have been thoughtfully landscaped and are mainly laid to lawn with a good-sized terrace, which is ideal for outdoor entertaining, and shrub and flower orders including roses and rhododendrons.

Residents of Mayfield Grange benefit from the use of extensive communal gardens and grounds, including formal gardens, a former cricket pitch, which is ideal for various activities where a large open space is required, a well equipped gym in the former cricket pavilion and woodland. There are also a number of footpaths leading from the development providing lovely walks in the beautiful countryside beyond.

Services: Mains water and electricity. Gas fired central heating. Private drainage. **Local Authority:** Wealden District Council (01892) 653311
Current council tax band: G **Current EPC Rating:** C **Current service charge:** £2,118 per annum 2023/24

01892 786720 www.greenlizardhomes.co.uk

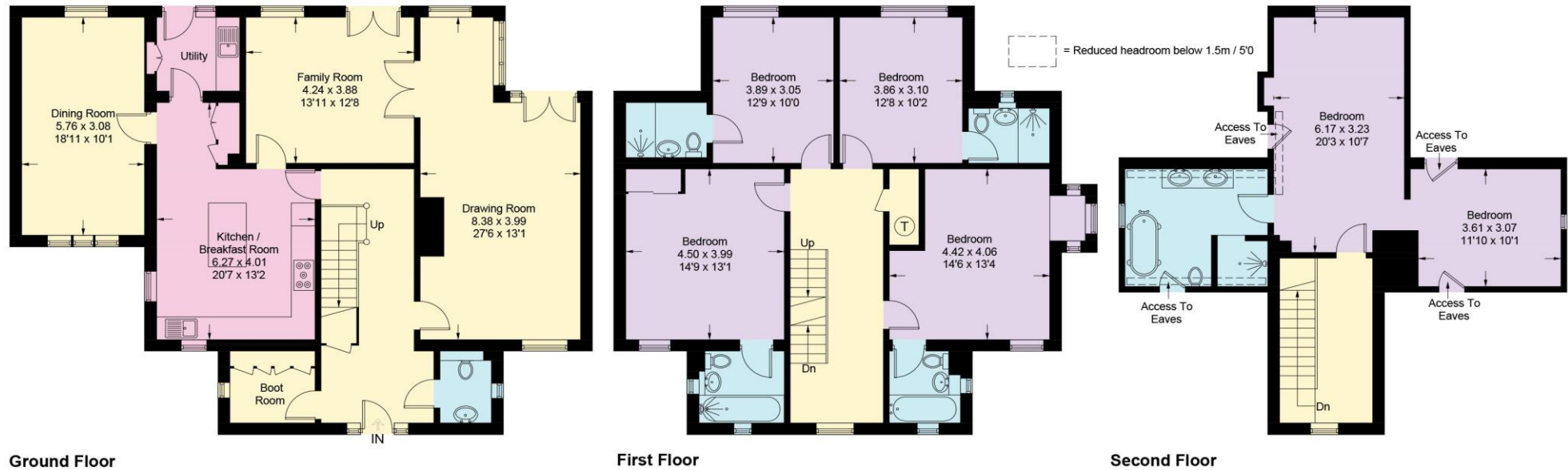
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week





25 Mayfield Grange, Mayfield

Approximate Gross Internal Area = 272.1 sq m / 2929 sq ft



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 a 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.







01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk