



Mayfield House
High Street | Buxted | Uckfield | East Sussex | TN22 4LA

FINE & COUNTRY





Step inside

Mayfield House

This impressive detached double fronted Victorian residence is chain free and was built in the 1870s in the charming village of Buxted, in an Area of Outstanding Natural Beauty. It has magnificent views across Buxted Park and the surrounding Sussex countryside and is conveniently located as the house is only a two minute walk to the station for commuters and just as close to the village shop, a hairdresser and the excellent modern medical centre as well as a bus stop for buses taking children to the nearby schools.

With its delightful external period features including high chimneystacks, attractive brickwork with patterned window surrounds, varied roof lines, sash and bay windows and a framed entrance, the property has immediate kerb appeal even before you cross the threshold. The property is approached through a five bar gate that leads to a recently laid driveway where you can park up to five cars and the small garage/storage facility, while pedestrian access is available through a wrought iron gate.

In recent years its has been beautifully and sensitively renovated to become the stylish family home you see today, while still retaining period features that give it such a special character, such as panelled doors, high skirtings, dado and picture rails as well as charming fireplaces and the original staircase that flows from the hall to the first floor. While additional stairs lead down to the newly converted basement with its original arch that now makes an excellent games/playroom or office for anyone who would like to work from home

The large entrance hall leads to the main living accommodation including an elegant dual aspect light and bright lounge with a bay window and an attractive fireplace with a recessed Jetmaster fire you can cosy up to on a cold winter's evening. Next door is a delightful dual aspect family room with

built-in shelves, a cupboard and an impressive Victorian fireplace with a tiled inset and sculptured mantle surround. This room is currently used as an office but could become a formal dining room for special occasions.

However the 'piece de resistance' is the very spacious (21.8ft by 14.11ft) and contemporary kitchen/breakfast/dining room. At one end it includes a large high end range cooker, beautiful solid oak painted units and granite worktops housing an American fridge freezer and a stand-alone dishwasher. There is also a wide central island breakfast bar with a large chandelier as well as an adjacent cloakroom. The other end of the room provides plenty of space for a big dining table and chairs and where you can comfortably seat eight to ten people adjacent to a charming bay window.

On the first floor landing there is an arched window offering a wonderful panoramic rural vista and leads to a delightful family bathroom with half height wall panelling, a stand-alone claw foot rolltop bath and a separate modern shower as well as four recently redecorated bedrooms with delightful views across the countryside and Buxted Park, a site of Special Scientific Interest. These feature a single room that would make an excellent nursery or study and three good sized doubles including two with wall fitted cupboards, and a bay window and the light and bright dual aspect master with a fitted cupboard, a contemporary en-suite shower and a bay window enabling you to enjoy the rural landscape while you lie in bed sipping your morning coffee.

The secluded rear garden is a real charmer. It includes a large block paved terrace for al fresco dining and barbecues as well as a lawn bordered by shrub and flower beds surrounded by close boarded fencing as well as an extended play area for children.



Seller Insight

“ We moved here in 2017 as we loved the spaciousness of the house, the high ceilings and the surrounding views. It has been a wonderful family home and near to the children's schools, but they have now flown the nest so it is time for us to relocate. During our time here we have created the additional room in the basement, which has been a wonderful play area for the kids, redecorated throughout and upgraded some of the flooring with hard wearing and luxury wood effect vinyl in the hall and lounge. Although we are surrounded by lovely countryside, the house is very conveniently located as we are less than a minute's walk from the station, where trains can whisk you to London Bridge in just over an hour.

We have thoroughly enjoyed living in Buxted, it is a vibrant village that includes two pub/restaurants, a convenience store, farm shop and a good primary school. There are also wonderful walks nearby as well as access to the more than 200 acres of the delightful Buxted park. This includes the historic village church and the famous Buxted Park Hotel that was historically the 18th century country seat of Lord Liverpool but was badly damaged by fire in 1940 but subsequently 'rose again from the ashes' and has now become an upmarket hotel.

Nearby Uckfield town includes two supermarkets, a good cinema and leisure centre with a swimming pool as well as a variety of independent shops and eateries as well as Uckfield College, a good and well-respected secondary school, while there are a number of excellent private schools within a 15 mile radius.”*

*Being sold chain free.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Buxted Station	0.2 miles
Uckfield	3.4 miles
Tunbridge Wells	13.1 miles
Haywards Heath	13.4 miles
Brighton	21.3 miles
Dover Docks	65.6 miles
Channel Tunnel	53.7 miles
Gatwick Airport	25.3 miles
Charing Cross	57.3 miles

By Train from Buxted	
London Bridge	67 mins
London Victoria	70 mins

By Train from Haywards Heath	
London Bridge	45 mins
London Victoria	45 mins

Healthcare

Buxted Medical Centre	01825 732333
Uckfield Hospital	01825 769999

Leisure Clubs & Facilities

Buxted Bowls Club	01825 762783
Bridge Club	01825 732285
Buxted Horticultural Society	01825 732989
Buxted Football Club	01825 732431
The Piltdown Golf Club	01825 722033
East Sussex Golf Resort and Spa	01825 880088

Education

Primary Schools	
Buxted Primary School	01825 733185
Annan School (independent)	01825 841410
Skippers Hill (independent)	01825830234
Secondary Schools	
Uckfield College	01825 764844
Beacon Academy	01892 603000
Mayfield School (independent)	01435 874600
Bedes (Independent)	01323 734222
Ardingly College (independent)	01444 893000

Entertainment

Buxted Park Hotel	01825 733333
The Buxted Inn	01825 733510
The White Hart	01825 732068
Oast Farm shop	01825 73352

Local Attractions / Landmarks

Buxted Park
Ashdown Forest
Bluebell Railway
Lewes Castle
Glyndebourne

Ground Floor

Approx. 89.4 sq. metres (962.2 sq. feet)



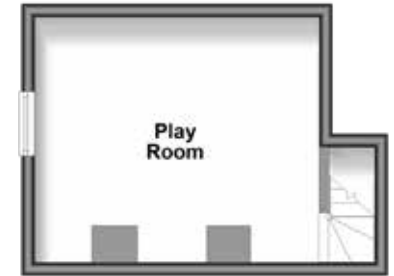
First Floor

Approx. 90.9 sq. metres (978.9 sq. feet)



Basement

Approx. 18.6 sq. metres (199.9 sq. feet)



GROUND FLOOR

- Entrance hall
- Cloakroom
- Kitchen/Dining Room 30'3 reducing to 28' x 14'6
- Living Room 16'2 reducing to 15' x 14'6
- Family room/Stucy 14'7 x 11'7
- Basement
- Basement room 13'10 x 12'7 reducing to 10'7

First Floor

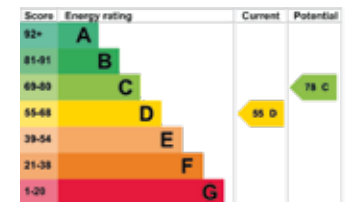
- Landing
- Bedroom 1 16'4 reducing to 15'2 x 13'6
- Ensuite Shower room 13'6 x 4'8
- Bedroom 2 16'3 reducing to 14'1 x 11'6
- Bedroom 3 1 3'10 x 13'7 reducing to 10'7
- Bedroom 4 9'10 x 7'
- Bathroom 13'7 reducing to 9'6 x 5'6

Outside

- Parking
- Rear garden
- Shed (ex-garage) 19'5 x 9'10

£ 845,000

Council Tax: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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