



The Sidings  
Mayfield | East Sussex | TN20 6HA





# Step inside

## The Sidings

If you are looking for a characterful period property on the outside but a contemporary upmarket home on the inside with all the mod cons of a new house, this unique converted railway ticket office could be the answer. Steeped in history, it was built in the 1880s as the ticket hall for Mayfield station when the Cuckoo line steam railway ran from Tunbridge Wells to Polegate and was used by the local farming community to deliver their produce (mainly milk) to London. The line closed in 1968 following the Beeching Commission. It was called the Cuckoo line because traditionally the first cuckoo of spring was released from a cage at the fair in nearby Heathfield.

This eclectic property was converted about six years ago. The outside of the house has the kerb appeal of a beautifully restored Victorian railway ticket office with a sensitively integrated extension. While not in use, the retained gabled front entrance porch with its period front double door, elegant chimney stack and the graceful sweep and pitch of the clay tiled roof, with end finials, are a tasteful reminder of a once working station at the heart of the Mayfield community. Internally, the house is that of an upmarket new build. It flows through five different levels with high ceilings throughout and spectacularly spacious bedroom accommodation. The reception rooms are ideal for entertaining and include fascinating patio areas, creating charming private zones. There is also a high standard of insulation, sound proofing, a heat extraction and air circulation system, underfloor heating throughout the property and ethernet cabling in every room.

Owing to the topography of the area, the property is approached at an upper floor level where you will find off road parking for two cars flanked by lawns. It leads to the entrance and front door that opens onto a galleried hallway. The view from the front door to the light-filled double-volume height drawing room below is impressive, as is the view to the charming garden and woodland through double height windows.

There are steps up to the luxurious 17ft dual aspect principal bedroom with its vaulted and beamed ceiling, French doors and a glass balustrade providing

a garden view, a large fitted dressing room and a sumptuous ensuite bathroom with Villeroy and Boch sanitary ware, including a bath, toilet, a large walk-in shower and vanity basin with drawers. At the other end of the property there are a few steps leading to another luxurious double bedroom (which would have been the ticket office) that also has a vaulted ceiling and exposed beam, an elegant row of sash windows, a walk-in closet and an ensuite tiled bathroom with walk-in shower, toilet and a vanity basin. A further set of stairs at that end of the house leads down to the third double bedroom, also with an en-suite bath and overhead shower, and vanity basin with drawers and has its own private patio.

From the front door at gallery level, an oak staircase leads from the gallery hall down to the drawing room set in the double-volume height room with French doors leading to a large patio and the garden. Beyond the drawing room is the very useful boiler and services room, which also provides good sized additional storage facilities.

The stairs also lead to a spacious 32ft open-plan living room and kitchen. The living room area allows for a good sized seating area and large dining table. It also has bi-fold doors at the gable end to a paved patio and access to the garden. The drawing room and open-plan living room space and their patios flow seamlessly into each other and provide an ideal indoor and outdoor entertainment space.

The modern kitchen includes high gloss dusty salmon coloured wall cupboards and floor units with composite heavy duty worktops housing an electric induction hob, a built in double oven and microwave as well as an integrated fridge-freezer and dishwasher. There is a utility cupboard with space for a washing machine and also serves as a useful pantry. There is plenty room in the kitchen area for a kitchen dining table.

The easy to manage garden is primarily laid to lawn. It is bordered by the embankment and trees that leads to down to what was the railway track and platform, which is all owned by the local council.

# Seller Insight

“ I fell in love with the property the minute I saw it advertised and immediately bought it six years ago. It has been the favourite of all my previous homes in a wonderful community. However, life moves on and I am confident that the new owners will get as much enjoyment out of it this wonderful house, the village and the community as I have. It has been a wonderful home for me and my children and the house and patios lends themselves to entertaining friends and family. The individual “zones” provide intimate spaces to relax or and socialise. Memories of the laughter-filled dinner parties, summer garden parties and barbeques, with the music from the piano in the drawing room drifting through the house, will live with me always. I love the quirkiness and history of the property but I have also valued that internally the house has everything you might need for modern day living. The only enhancement I have made was to further extend the drawing patio with steps to an upper level patio and garden.

My commute to London for work is relatively quick and the train services from Wadhurst or Tunbridge Wells is reliable and efficient. Parents are spoilt for choice with the many outstanding private schools in and around East Sussex and Tunbridge Wells, which also include some high performing grammar schools.

I love the quiet and peaceful environment at the heart of the medieval village of Mayfield. With its thriving independent shops in the high street, which is a place of gathering for the village to celebrate various events such as the annual Bonfire Society parade, an acclaimed international music festival, Spring fair, Passion Play enactment, that bring the community together socially. There is a plethora of attractive and varied medieval and other period properties, with the high street buttressed by the grandeur of the Bishops Palace first built in 1250 on permission from Pope Alexander IV, now the acclaimed Mayfield Convent School for Girl, as well as pubs and restaurants and the historic 13th century church, St Dunstons, Mayfield's very own saint. It has a variety of sports and social clubs. The delightful shops including a superb deli, baker, butcher, florist, coffee shop, local convenience store and post office. The village is surrounded by vineyards with many producing world-class English sparkling wines, wine and spirits, some of which are available in the outstanding wine shop in the high street.

You can get most essentials and many non-essential items in the village but there is also nearby Heathfield and Crowborough with their supermarkets while Tunbridge Wells is less than 10 miles away for more in depth retail therapy and entertainment.”\*

\* 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	
Wadhurst Station	7.3 miles
Crowborough	6.8 miles
Heathfield	4.4 miles
Uckfield	9.4 miles
Tunbridge Wells	9.8 miles
Brighton	23.7 miles
Dover Docks	62.1 miles
Channel Tunnel	49.9 miles
Gatwick Airport	28.3 miles
Charing Cross	57.0 miles
By Train from Wadhurst	
London Bridge	53 mins
Cannon Street	1hr 5 mins
Charing Cross	1hr 1 min
By Train from Tunbridge Wells	
London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	53 mins
Victoria	1hr 8 mins

**Leisure Clubs & Facilities**

Mayfield Cricket Club	01435 872749
Mayfield Lawn Tennis Club	01435 873113
Mayfield Football Club	
East Sussex Golf Resort and Spa	01825 880088

**Healthcare**

Woodhill Surgery	01435 873000
Uckfield Hospital	01825 769999
Tunbridge Wells Hospital	01622 729000

**Education**

Primary Schools	
Mayfield Primary School	01435 712127
Skippers Prep School (independent)	01825 830234
Secondary Schools	
Uckfield College	01825 764844
Beacon Academy	01892 603000
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000
Eastbourne College	01323 452300
Brighton College	01273 704200

**Entertainment**

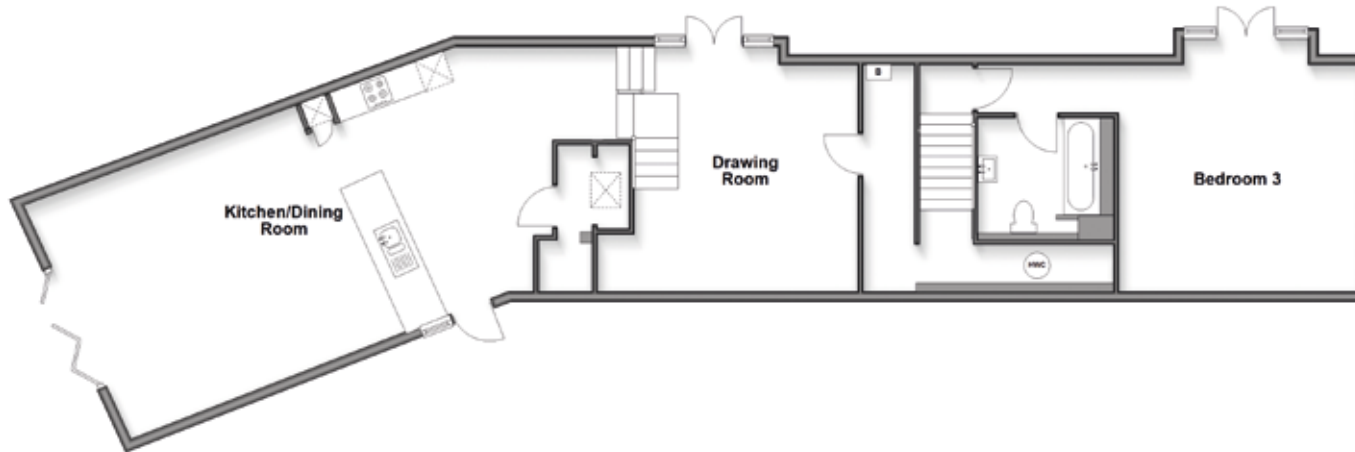
Restaurants	
The Middle House	01435 872146
The Rose and Crown	01435 872200

**Local Attractions / Landmarks**

Bluebell Railway  
Lewes Castle  
Glyndebourne  
Lymley Wood  
Bewl Water  
Scotney Castle

### Split Level Ground Floor

Approx. 115.8 sq. metres (1279.0 sq. feet)



### Ground Floor

Entrance Hall	
Bedroom 1	17'3 x 16'2
Dressing Room	12' x 10'
En-Suite Bathroom	12'7 x 6'10
Bedroom 2	15'5 x 14'7
En-Suite Shower Room	7'6 x 7'10 reducing to 7'2
Cloakroom	

### Lower Ground Floor

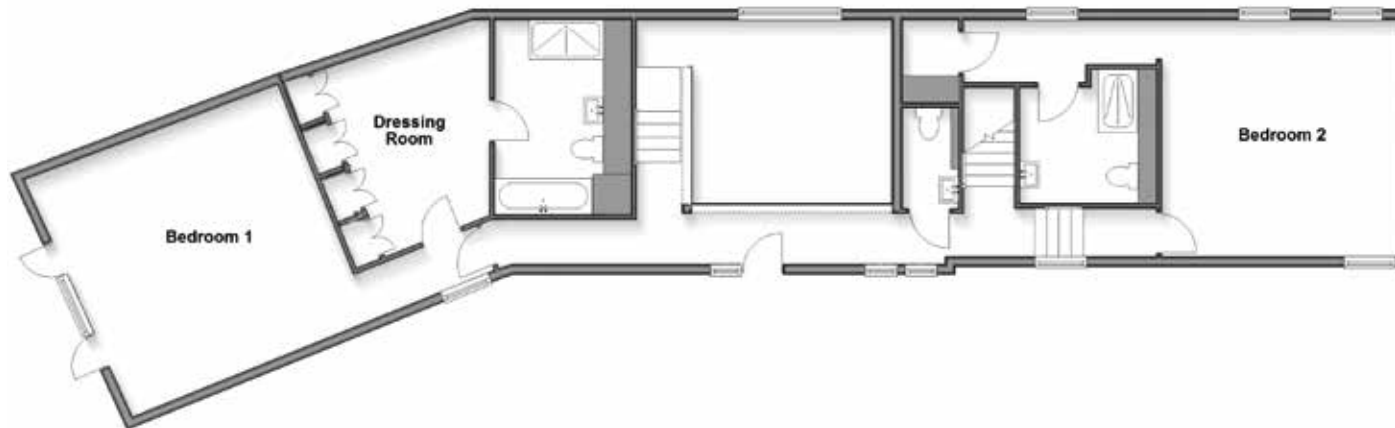
Open Plan Kitchen Dining Living Room	31'7 x 16'1
Pantry/Utility Area	
Drawing Room	15'1 x 13'10
Services Room	
Bedroom 3	15'3 x 14'
En-Suite Bathroom	7'9 x 7'3
Private Patio	

### OUTSIDE

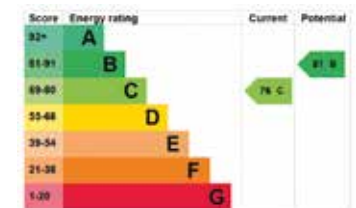
Off road parking for two vehicles with electric charge point  
Gardens  
3 Patio's

### Split Level First Floor

Approx. 122.1 sq. metres (1314.1 sq. feet)



Council Tax Band: G  
Tenure: Freehold



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