



May Farm
Piccadilly Lane | Mayfield | East Sussex | TN20 6RH

FINE & COUNTRY







Step inside

May Farm

If life in the country is your dream, then this spacious detached 1930s family home could be the answer. It is immediately available with no forward chain and nestles in the midst of about four acres of grounds, surrounded by stunning countryside in the High Weald Area of Outstanding Natural Beauty. There is a vast annex and even lapsed planning to extend the property further that could probably be reinstated or amended, so this house would be ideal as a multi-generational home.

Driving along a leafy country lane you come across the entrance to the property and a driveway that leads to a spacious parking area bordered by a good sized front garden, the double garage, the main front door and the front door to the annex. The main front door opens into the hallway with the primary staircase to the first floor and provides access to the reception rooms on the ground floor including the light filled, triple aspect living room with wood flooring and French doors to the rear garden. There is a very useful study with two walls of fitted cabinets and shelving and, as it is just inside the front door, it is well positioned for business visitors who do not need to venture into the private part of the home.

The hall leads to the large dual aspect kitchen/breakfast room with its raft of cream coloured, flat fronted units housing a gas hob, twin built in double ovens and a microwave as well as a dishwasher and space for an American style fridge freezer. There is room for a breakfast table and a door to the garden as well as the only internal door to the annex and a door to the utility room which leads to a cloakroom. The colourful dual aspect dining room is ideal for those more formal occasions and family celebrations.

The main doors to the annex leads into a hallway with access to a cloakroom, a secondary staircase and double doors to the spacious dual aspect living room. This has a wall of fitted cabinets and shelving, French doors to the garden and space for a dining table and chairs. There are double doors to a light and bright study or third double bedroom, as it has an ensuite bathroom with a bath and separate shower. The annex kitchen/breakfast room includes wood fronted units with stand-alone appliances.

On the first floor of the main house there is a galleried landing with an airing cupboard, a family shower room and four double bedrooms with superb rural views including three with dual aspect, one with a plethora of fitted wardrobes and another with an ensuite bathroom and French doors to a balcony that needs replacing or repairing. While on the first floor in the annex you will find two triple aspect double bedrooms with delightful all round views served by a central bathroom.

Outside there is a patio area for al fresco dining, large swathes of lawn bordered by impressive trees and shrubs, a good sized pond and a copse where children can enjoy playing hide and seek as well as a large field currently being grazed by the neighbouring farmer's sheep. This arrangement could continue or the field might be used for other livestock such as goats, chicken, pigs or even alpacas for anyone looking to develop 'the good life'.





Seller Insight

“ It was always the wonderful countryside location and the quiet and peaceful environment that were the important factors when choosing this property although it was also purchased to provide somewhere for two families to live together but independently. So it would be ideal for a family with an adult child wanting a little independence or, as the annex has a double bedroom and bathroom on the ground floor, this would make a great home for elderly relatives. The lapsed planning application was to create a two storey extension at the rear of the property so, if re-instated, could provide even more flexible accommodation and even better views across the May Valley.

It is not far from the medieval village of Mayfield with its thriving high street where various annual events also take place such as the annual Bonfire Society parade, Spring fair, Passion enactment. You will also find a plethora of attractive and varied medieval and other period properties, with the high street buttressed by the grandeur of the Archbishops Palace first built in 1250 on permission from Pope Alexander, now the acclaimed Mayfield Convent School. There are also a number of pubs and restaurants, a good primary school and the historic 13th century church, St Dunstons, Mayfield's very own saint.

The village also includes a variety of sports and social clubs together with a range of delightful shops including a superb deli, baker, butcher, florist, coffee shop, local convenience store and post office. Mayfield is surrounded by vineyards with many producing world-class English wines and spirits, some of which are available in the outstanding wine shop in the high street. While you can get most essentials and many non-essential items in the village there is also nearby Heathfield and Crowborough with their supermarkets while Tunbridge Wells provides more in depth retail therapy and entertainment.

There are train stations at Wadhurst and Tunbridge Wells where trains can whisk you to London in under an hour and a variety of excellent education facilities available. In addition to Mayfield primary school and the renowned independent Mayfield girls school there is Skippers prep school and the Beacon Academy in Crowborough, rated Outstanding by Ofsted, while Tunbridge Wells includes highly acclaimed grammar and private schools.”*

* 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	6.7 miles
Crowborough	8.3 miles
Heathfield	4.0 miles
Tunbridge Wells	11.4 miles
Brighton	25.2 miles
Dover Docks	59.5 miles
Channel Tunnel	46.8 miles
Gatwick Airport	31.4 miles
Charing Cross	52.6 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

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



Ground Floor

Entrance Hall	
Living Room	26'2 x 11 extending to 12'
Dining Room	16'7 x 11'7
Study	16'7 x 8'8
Kitchen/Breakfast room	27'1(Max) x 11'1
Downstairs Cloakroom/shower	7'6 x 5'10

Annexe

Living room	26'1 x 19'6
Annexe Kitchen	17'9 reducing to 14' x 9'9
Annexe Cloakroom	
Annexe Bedroom/Study	16'3 x 12'7
Bathroom	9'5 x 6'6
Annexe workshop	12'6 x 9'9

First Floor Landing

Bedroom 1	16'6 x 11'2
Bedroom 2	14' x 11'4
Bedroom 3	12'1 x 12'10
En-Suite Bathroom	6'10 x 7'
Bedroom 4	12' x 13'
Shower Room	7'1 x 5'8

Annexe

Annexe Bedroom 1	14'6 x 12'6
Annexe Bedroom 2	14'2 x 9'9
Bathroom	6'5 x 5'

OUTSIDE

Double Garage	18'4 x 16'4
Gardens & Grounds	

EPC Pending
Council Tax Band: G
Tenure: Freehold

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