



OAKFIELD



Coggins Mill Lane, Mayfield, TN20

£2,500 Per Calendar Month



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Coggins Mill Lane, Mayfield, TN20

Welcome to this modern detached Sussex-style home set within the peaceful outskirts of Mayfield Village. This home boasts a well-presented accommodation and plenty of space, offering the perfect setting for a family home within a mile of Mayfield Village centre.

The property features a well-presented entrance hall complete with oak flooring, a separate cloak room and a WC. The entrance hall leads to a generously sized living room featuring a double-glazed bay window, an open fireplace, and access to the dining room and south-facing garden.

The kitchen is finished to a high standard and is complete with fitted appliances as well as a large range of storage units and shelves. The kitchen opens further to a separate utility room with a stable-style door leading to the garden.

The first floor presents four well-sized bedrooms as well as a spacious half-panelled family bathroom. The front facing master bedroom features ample space as well as a private ensuite bathroom.

Outside, the home provides a gated entrance and driveway leading to a detached garage, complete with a power supply and lighting. The front garden is south facing and is enclosed by hedging, while the rear garden is well-kept and offers a raised patio seating area.

This property presents an excellent opportunity for those looking to enjoy quiet village life with easy access to countryside footpaths and surroundings.

Combined Annual Household Income: £75,000
Tenancy Length: 12 Months (6 month break clause)

Included Appliances: Gas Hob / Electric Oven / Dishwasher / Fridge

Pets: This property is pet friendly





Entrance Hall

Kitchen

14'9" x 11'3" (4.52m x 3.45m)

Dining Room

12'9" x 9'10" (3.91m x 3.02m)

Sitting Room

18'6" x 12'7" (5.66m x 3.86m)

Bedroom 1

11'10" x 11'3" (3.63m x 3.45m)

Bedroom 2

11'3" x 10'5" (3.45m x 3.18m)

Bedroom 3

11'5" x 10'0" (3.48m x 3.05m)

Bedroom 4

11'6" x 6'7" (3.51m x 2.03m)

Utility Room

13'1" x 5'8" (3.99m x 1.73m)

Garage

14'6" x 8'5" (4.42m x 2.59m)

Council Tax Band G - £4,127.89 Per Annum



Floor Plan



Viewing

Please contact us on 01825 729673 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

