

Wild Cherry Tree Cottage
East Street, Mayfield,
TN20 6TZ

burnett's
Individual Property : Individual Service



An immaculate and beautifully decorated three bedroom attached character cottage, providing deceptively spacious accommodation to include an open sitting room and open kitchen/dining room across the rear of the house, a study and utility room, cloakroom and family bathroom, all within lovely cottage gardens with off road parking and views to both front and rear over the surrounding countryside. EPC Rating C

Asking Price £550,000 Freehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com



Wild Cherry Tree Cottage

East Street, Mayfield, TN20 6TZ

Asking Price: £550,000 Freehold

Wild Cherry Tree Cottage is a charming house, immaculately presented and decorated throughout, whilst retaining the charm and character of the era, yet enjoying modern and more open accommodation.

A part glazed and enclosed front hall, with space for coats and shoe racks provides access to the entrance hall with stairs to first floor with storage beneath the stairs.

A door opens into the good-sized, L shaped sitting room with beautiful oak flooring, a fireplace with a wood burner, window to front and double doors into the kitchen/dining space which in turn opens onto the rear gardens.

The kitchen comprises a range of white cupboards and drawers beneath an oak worktop, with integrated four ring gas hob, electric oven, one and a half bowl sink with drainer and space for a fridge/freezer. Tiled splash backs, tiled flooring and a window overlooking the rear garden.

A door leads from the kitchen into a lobby, complete with access to the cloakroom, comprising a WC and basin, plus a utility room with a door to the side, cupboards and space for further appliances, and a further door into the study/occasional bedroom, which has a window to front.

The first floor comprises a landing with loft access (not inspected) and a wonderful double aspect master bedroom with views over the countryside to both front and rear and space for free-standing wardrobes.

A second double bedroom also enjoys the views to front, stripped pine flooring and a fitted cupboard, whilst a third single bedroom has an ornate fireplace, matching pine flooring and the views to the rear.

The family bathroom comprises a panelled bath and a separate shower cubicle, WC and basin, tiled walls and wood effect flooring, with a window to rear.

Outside, there is a front area with brick block paving driveway and path to the front door, plus a small shrubbery and front garden housing a Cherry Tree.

A path leads to the side of the house to the rear garden, with a good sized brick paved entertaining area just by the doors to the kitchen/dining room, with access to the boiler/store room and flower bed surrounds. The gardens beyond are mainly flowerbeds interspersed with lawn area and enjoying flower bed borders, a brick path to a shed and

greenhouse, with a raised vegetable garden area and further seating areas around the garden.

The house is situated in East Street, approximately 3/4 of a mile from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school. For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:

Council Tax Band E

(rates are not expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a minimal risk of flooding.

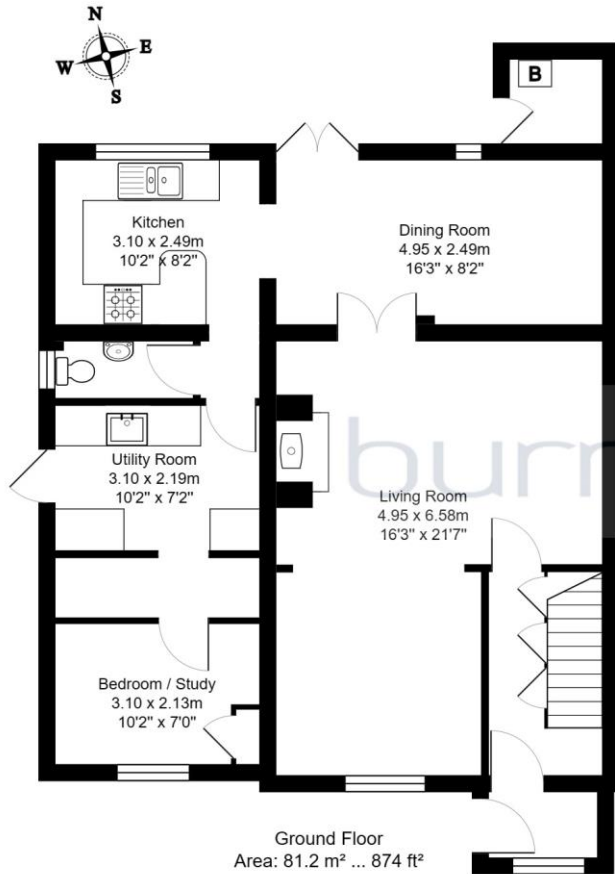
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage.

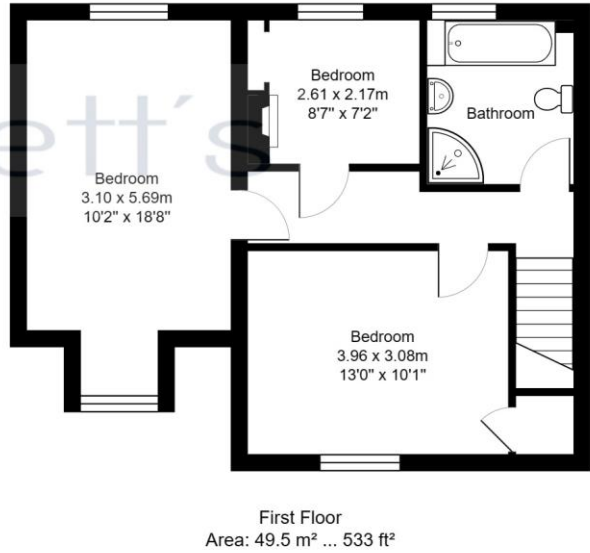
We are not aware of any mining operations in the vicinity.

We are aware of nearby planning applications.

The property does not have step free access.



Total Area: 130.7 m² ... 1407 ft²
All measurements are approximate and for display purposes only.



Energy performance certificate (EPC)

Wild Cherry Tree Cottage East Street MAYFIELD TN20 6TZ	Energy rating C	Valid until: 29 November 2033 Certificate number: 9299-2200-3307-0897-2800
Property type	Semi-detached house	
Total floor area	126 square metres	



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.