

Sparrows  
West Street, Mayfield,  
TN20 6DT

burnett's  
Individual Property : Individual Service



A charming Period semi-detached cottage, offering three double bedrooms, bathroom, sitting room, dining room, Chippendale kitchen, hallway, cloakroom and storerooms, all set within mature, landscaped gardens, with views across the Cranesden Estate, and in need of some cosmetic modernisation. NO CHAIN.

EPC Rating: E

Price Guide: £500,000 Freehold



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# Sparrows

West Street, Mayfield, TN20 6DT

Price Guide £500,000 Freehold

Sparrows forms a very attractive Period semi-detached cottage, offering characterful cottage-style accommodation, with an Inglenook fireplace to the sitting room, but also enjoying double glazing, a 'Chippendale' kitchen, updated bathroom and a landscaped rear garden.

It is considered that there is a lot of scope to extend and alter the cottage, subject to the necessary permissions.

The side door leads into the kitchen, complete with an array of cupboards and drawers, with a matching Welsh dresser style unit, tiled worktops and splashbacks, a window to rear, fitted sink and integrated cooker and hob, with space for a fridge/freezer and dishwasher. A door leads into the rear hallway, as well as the dining room to the front.

The dining room enjoys a window to front and side, plus a further door to the sitting room, with two further windows and an original front door to West Street, a central beam, large brick Inglenook fireplace with a wood burner and a further door back to the rear hall.

The rear hall provides the staircase to the first floor, with a window to rear and under stairs cupboard. Beyond the hallway is an inner lobby, with a door to the rear garden, plus doors to a storeroom and a further storeroom/larder with a window to rear. There is also a useful cloakroom, comprising a WC, basin and window to rear.

The first floor landing provides a further window to rear, access to a storage cupboard and doors to all three bedrooms, which face the front and have the views over West Street and across the Cranesden Estate, with two of the bedrooms enjoying fitted wardrobes.

The bathroom comprises a white suite, to include a bath, shower, WC and basin, plus several fitted cupboards, and windows to rear.

Outside the cottage is located on West Street, with small flower bed borders. A flagstone path leads down the side of the house to the kitchen door, with a sandstone and brick wall retaining the flower bed.

A bespoke metal fence and gate provide security for the rear garden, which enjoys a continuation of the flagstones and retaining walls, forming a private paved courtyard immediately behind the house, ideal for entertaining, and with access to the rear door.

Wide brick and stone steps then lead up to the main area of garden, with wide flower bed borders to the steps and lawn. There are two levels in the upper

part of the garden, with a summer house, shed and greenhouse, and all being hedge or fence enclosed.

Sparrows can be found just a few hundred meters from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with 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.

The property is believed to be of brick and timber construction with tiled elevations and a tiled roof with some flat roof sections.

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/or easements, we suggest you seek legal advice on the title.

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

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

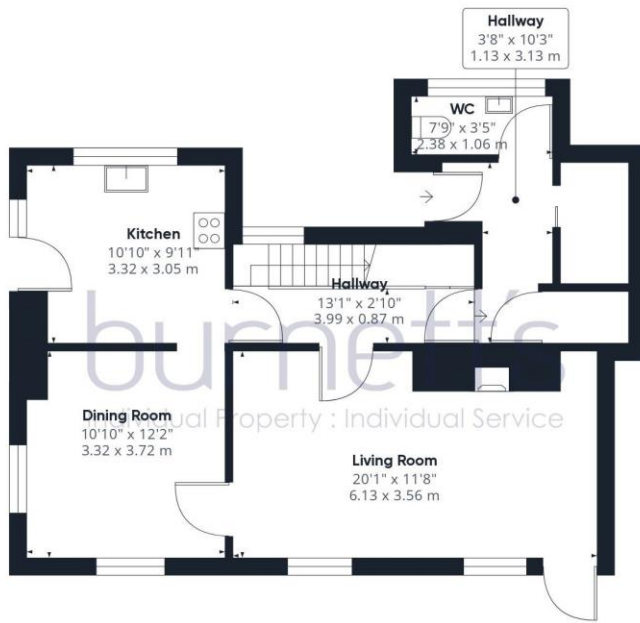
There is mobile coverage from various networks.

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

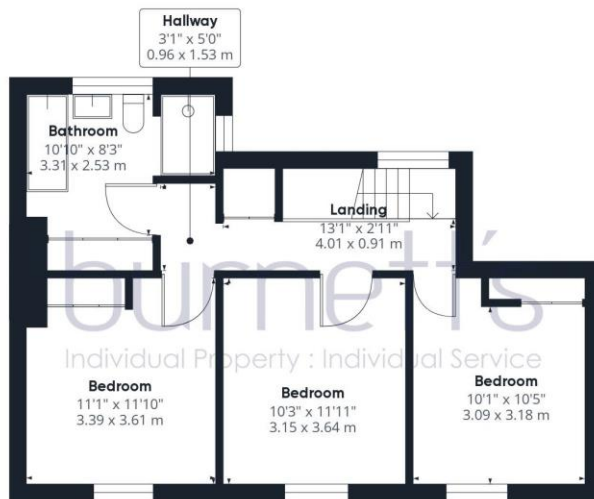
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1192.73 ft<sup>2</sup>  
110.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy performance certificate (EPC)

Sparrows West Street MAYFIELD TN20 6DT	Energy rating <b>E</b>	Valid until: 18 February 2034 Certificate number: 4713-8044-2002-0192-6106
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Property type	Semi-detached house
Total floor area	124 square metres



# burnett's

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[www.burnetts-ea.com](http://www.burnetts-ea.com)

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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.