

Pond House (formerly Flower Place)
The Avenue, Mayfield,
TN20 6TR

burnett's
Individual Property : Individual Service



Positioned on a quiet, single track lane within the centre of the village, this property enjoys what are perhaps some of the finest views in Mayfield, Pond House (formerly Flower Place) looks out across the Rother Valley and provides a house suitable for complete refurbishment and modernisation.

EPC Rating: D. NO CHAIN.

Guide Price £700,000 Freehold

Mayfield Office

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Wadhurst Office

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Pond House (formerly Flower Place)

The Avenue, Mayfield, TN20 6TR

Guide Price £700,000 Freehold

A rare opportunity has arisen to purchase a house nestled on a quiet lane in the heart of Mayfield village offering stunning views across the Rother Valley. The plot totals around 1/3 of an acre with direct access to fabulous countryside footpaths.

This property requires extensive refurbishment and modernisation throughout, but also has the benefit of planning permission to replace the house with a much larger property if desired.

Pond House comprises a hallway, utility room, kitchen, sitting room and a dining room, four bedrooms, en-suite and bathroom. The property presents brick and weatherboarded and tile hung elevations beneath a tiled roof. The house now needs extensive modernisation and refurbishment both inside and out.

The property is situated in The Avenue, a narrow little lane right in the centre of the village, just yards from the High Street and all the amenities on offer.

The 16th Century beauty of Mayfield High Street offers a range of day to day facilities including a local supermarket, 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 the lovely Spa town of Royal Tunbridge Wells is 9 miles to the north, with its fabulous shopping and beautiful Regency style paved Pantiles area, theatres and various other leisure facilities. This town also has very high achieving grammar schools.

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, with access to a footpath immediately adjacent to the property.

Material Information:

Council Tax Band: F
(rates are not expected to rise upon completion).

All mains services connected.

We are not aware of any safety issues or cladding issues or 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 very low 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 not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property has step free access.

Energy performance certificate (EPC)

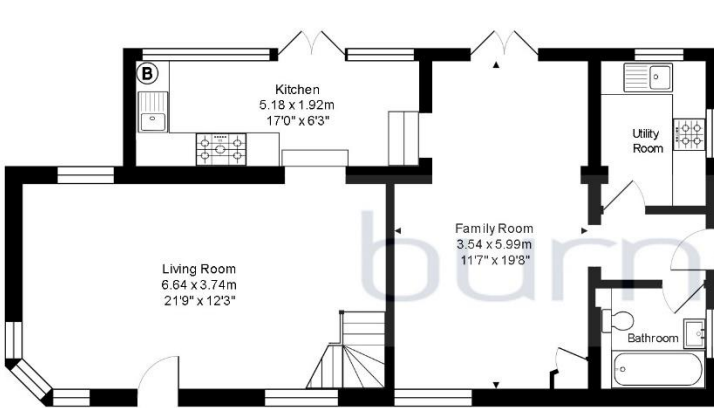
FLOWER PLACE
THE AVENUE
MAYFIELD
TN20 6TR

Energy rating
D

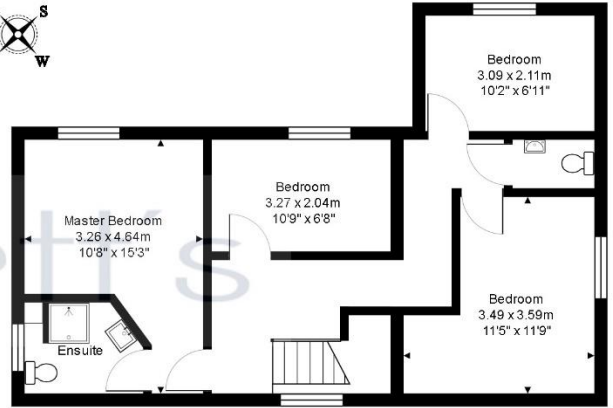
Valid until: 8 July 2031
Certificate number: 2918-8029-2002-0103-6506

Property type: Detached house

Total floor area: 125 square metres



Ground Floor
Area: 70.0 m² ... 753 ft²



First Floor
Area: 55.4 m² ... 596 ft²

Total Area: 125.3 m² ... 1349 ft²
All measurements are approximate and for display purposes only



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www.burnetts-ea.com

Mayfield: 01435 874450

Wadhurst: 01892 782287

