

One Dove Cottage
Fletching Street, Mayfield,
TN20 6TL

burnett's
Individual Property : Individual Service



A beautifully renovated and immaculately presented Grade II listed cottage with stunning views to the rear and character features throughout, all within close walking distance to the village, comprising 3/4 bedrooms, bathroom, large sitting room, study, kitchen, cloakroom and modern oak and glass dining room opening on to the garden and views. NO CHAIN. EPC Exempt

Asking Price £650,000 Freehold

Mayfield Office

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One Dove Cottage

Fletching Street, Mayfield, TN20 6TL

Asking Price £650,000 Freehold

A quintessential Grade II Listed (1634) period country cottage located within close walking distance of the historic village of Mayfield.

The property has been beautifully renovated throughout and offers generous accommodation with stunning views of open fields to the rear, plus a wealth of beams and a respect to retain original period features.

The main front door leads into the house and opens directly into the spacious Sitting Room with feature fireplace to one side and log burner to the other, plus a bay window to front and built in shelving and cupboards.

A door leads into the bespoke, hand painted wooden kitchen with oak worktops, inset ceramic sink, integrated dishwasher and rangemaster with extractor above and tiled splash backs. To one side is a utility cupboard housing the washing machine and tumble dryer. The ceramic tiled floor benefits from underfloor heating.

This floor, with the same under floor heating leads through to the rear oak and glass extension with stunning views out to the garden and countryside beyond.

A small lobby leads off the kitchen to the downstairs cloakroom comprising a WC and basin, with a stable door out to the rear garden and stairs up to the first floor.

The first floor provides a landing space, with a further stairwell to the attic floor. The principal bedroom has an array of illuminated wardrobes to one wall, plus a window to front.

There are two further bedrooms on this floor, one facing the front and one to rear, and the large family bathroom has been beautifully modernised with cast iron roll top bath, separate walk-in shower, WC and basin, part tiled walls, electric underfloor heating, heated mirrors, oak flooring, window to rear, feature fireplace and heated towel rail.

Stairs via a small door lead up to a further large double bedroom and hallway on the top floor, with a window to side and two velux windows to rear. This space would also make a fantastic office/study.

Outside, to the front of the house, is a fence and hedge enclosed cottage style garden, with a brick pathway to the front door and flower beds on either side, plus an area for bins.

Externally to the rear there is a large, paved terrace and side area with log store, with a gate to the neighbouring garden for access, with a landscaped

garden beyond the terrace, separated into levels, with further seating areas, a lavender hedge and lawn beyond, flower bed borders with shrubs. There is also a shed with power, light and water.

The property is located on Fletching Street, merely 200 yards from the sixteenth century beauty of the 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 for Girls secondary school.

For more comprehensive facilities Tunbridge Wells in 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 tile hanging and a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has no restrictions but does have 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.

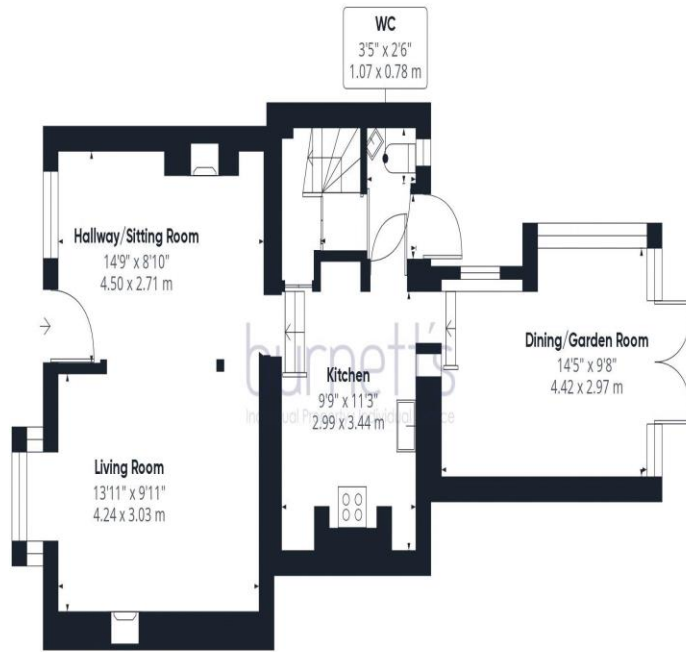
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile coverage from various networks.

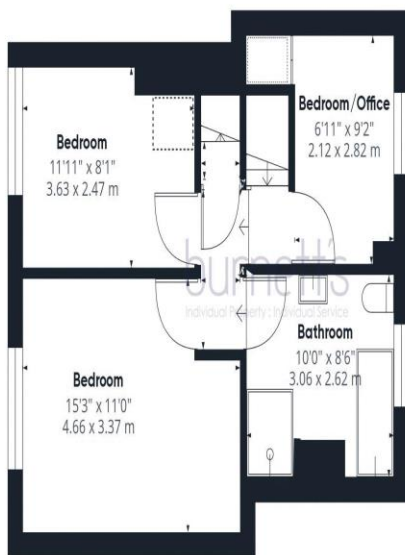
We are not aware of any mining operations in the vicinity.

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



Floor 2

Approximate total area⁽¹⁾

1189.78 ft²

110.53 m²

Reduced headroom

141.81 ft²

13.17 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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.