

burnett's
Individual Property : Individual Agent

01892
782287

01435
874450

 **BEST**
ESTATE AGENT GUIDE
2023

 **BEST**
ESTATE AGENT GUIDE
2023 : EXCELLENT
SALES



Meadow View, Rushers Cross, Mayfield, East Sussex, TN20 6PX

Asking Price: £1,500,000 Freehold



Meadow View, Rushers Cross, Mayfield, TN20 6PX

Asking Price: £1,500,000 Freehold

A truly sensational modern barn conversion, now forming an eco-friendly, spacious, detached residence comprising 3/4 bedrooms, en-suite, family bathroom and cloakroom/utility, sitting room and fabulous kitchen/dining/family room to make the most of the stunning rural views, plus a heated swimming pool, detached garage and ample parking, set within approximately 2.3 acres of gardens and paddock between the popular villages of Mayfield and Wadhurst.

NO CHAIN. EPC rating C

Meadow View is a cleverly converted, contemporary, modern barn conversion, making the most of some of the latest technology to produce energy, such as photo-voltaic panels and air-sourced heat pumps, matched to large double glazed aluminium windows and under floor heating throughout, with Karndean coverings and modern fixtures and fittings, as one would expect from such a quality conversion.

The views are wonderful and extensive, as the house backs onto open fields and rolling countryside, predominantly owned by Wadhurst Park, and forming part of their re-wilding program.

One enters via a large, open porch, with wide doors to the hallway, with stairs leading up to the first floor, and a door into the cloakroom at the front of the house, also forming a useful utility/laundry room.

The beautiful, open plan kitchen/dining/family room at the rear of the property makes the most of the beautiful views, as well as leading out to a paved, alfresco dining space immediately beyond the bi-fold doors. The kitchen is crisp and cutting-edge in terms of aesthetic design, with



several fitted store-cupboards, and several fitted appliances to include a wine fridge, fridge, freezer, two ovens, induction hob and a sink inset into the corian worktops. There is a contrasting central island with a breakfast bar.

The large glass roof lights and huge bi-fold doors and windows allow the light to flood in, as well as bringing the views to all parts of the room. There is ample space for table and chairs, plus sofas and a TV.

The sitting room is a further dual aspect room, with its own patio and facing the front and side gardens. There is a large wood burner with external flue to one corner.

Along the central hallway is a fourth bedroom/office facing the front, with a built-in set of cupboards, shelves and desk space.

Beyond is the master bedroom, which is a fabulous room, opening onto its own private paved patio, complete with the swimming pool. There is a large array of fitted wardrobes to one wall, and a door to the striking, 'Fired Earth' en-suite, comprising a walk-in shower, WC and basin atop a vanity unit, plus a modern, free-standing bath with central taps.

Another door from the bedroom leads into the plant room, with a window to side, and a pressurised water cylinder, Photo-voltaic inverter

and air sourced heating controller, plus electrical consumer units and the under-floor heating manifolds.

The first floor provides a wide, open landing with a glass balustrade and two roof lights. The two bedrooms on the first floor are enormous, with fitted wardrobes and cupboards to one wall, roof lights and a shared bath/shower room, comprising a shower, WC and basin. It is considered that there is more than enough space for a bath, should one want to have to, or indeed, to form a further en-suite. There is also a storage room accessed from the landing.

Outside the house is located at the end of a gravel driveway, tucked well back from the lane, with electric gates. There is ample parking and turning space, with access to a detached oak framed garage and carport. The wide, paved steps lead down from the driveway to the front door, and onto paths around the house to the various patios and seating areas, and the main entertaining space by the kitchen, which enjoys the best of the views.

The pool area is tucked into a secluded, sheltered suntrap, accessed via the main patio and the master bedroom, enjoying an electric cover and with electric heating and pumps. It really is like being on holiday!

The main garden is at the front and side of the house, with a large play area, mainly laid to lawn, with mature hedges, specimen trees and a mature fir/pine copse. There is a further area with several maturing fruit trees, as well as a man-made pond and to one side, a set of raised vegetable beds and a greenhouse. The roses along the fence by the patio are gorgeous.

A five bar gate leads into the two paddocks beyond the garden, which in turn has further gated access to the lane, all enclosed by hedges



and post and rail fencing. In total, the whole plot is believed to extend to just over 2.3 acres.

Meadow View is situated between the villages of Mayfield and Wadhurst

The 16th Century beauty of Mayfield High Street is just two miles distant, and facilities in the village include a small supermarket, butcher, baker, pharmacy, florist, 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.

Wadhurst is also approximately two miles away, and forms a very pretty and characterful Village with a predominantly Period High Street in an Area of Outstanding Natural Beauty which has much to offer. Wadhurst also offers Churches of various denominations within a good and strong community.

Nearby leisure facilities include tennis, bowls and numerous golf clubs. There are also beautiful walks on the numerous footpaths and bridleways that criss-cross the area, the ever-popular Bedgebury Pinetum and Bewl Water Reservoir which offers sailing and other outdoor pursuits. Also, within 40 minutes drive there is the Coast with all that it has to offer.

Railway stations can be found at Wadhurst (around 3.5 miles), Crowborough (8 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.

There are various National Trust properties, such as Bodium Castle, Sissinghurst with its famous and beautiful gardens, Scotney Castle and Batemans (Rudyard Kipling's former home).



Material Information:

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

Services: Mains electricity, private drainage, Air Source heat pumps providing heating, solar panels.

The property is believed to be of brick construction with tile hung elevations 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.

The title has restrictive covenants 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 Ultrafast broadband is available at the property. There is some 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.

Energy performance certificate (EPC)

Meadow View
Rushers Cross
MAYFIELD
TN20 6PX

Energy rating

C

Valid until:

13 April 2026

Certificate number:

8600-7794-5339-5627-7763

Property type

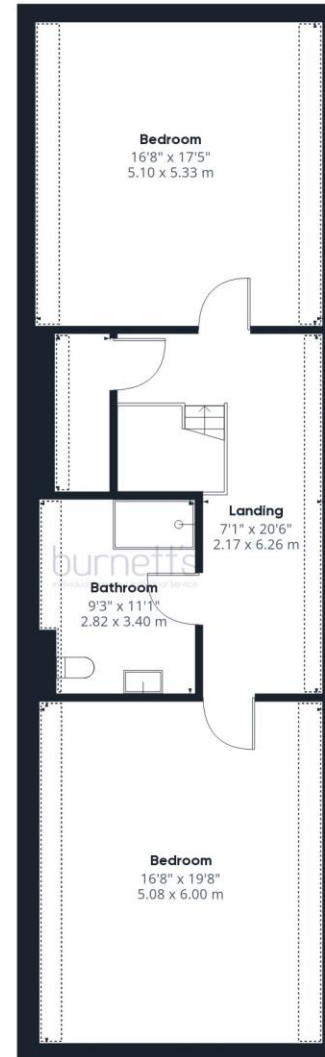
Detached bungalow

Total floor area

124 square metres



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3042.65 ft²

282.67 m²

Reduced headroom

252.49 ft²

23.46 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.

GIRAFFE360



burnett's

Individual Property : Individual Agent

www.burnetts-ea.com

Mayfield: 01435 874450
Wadhurst: 01892 782287
Lettings: 0845 873 7493



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.