

Little Foxes
Argos Hill, Mayfield, TN20 6NS

burnett's
Individual Property : Individual Service



An incredibly well-presented, and cleverly extended and refurbished detached house, offering four double bedrooms, en-suite and bathroom, open kitchen/dining/family room, sitting room, snug/office, utility, cloakroom, an integral double garage, ample parking and landscaped gardens.

EPC Rating: C.

Asking Price £875,000 Freehold

Mayfield Office

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Mayfield, TN20 6AB
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Little Foxes

Argos Hill, Mayfield, TN20 6NS

Asking Price £875,000 Freehold

Little Foxes is an attractive 1930's detached family house set in approximately 1/3 of an acre of gardens, with bright and airy well-proportioned accommodation that has been enhanced extended and much improved by the current owners.

Their works have been substantial, and included a large first floor extension, internal alterations, the addition of an en-suite, a new family bathroom, new heating systems, hand-built kitchen, the replacement of a conservatory to form a very useful snug/study, plus the landscaping of the front gardens into a vast, gravel driveway, surrounded by flower bed borders and mature shrubs, plus landscaping the rear garden with a raised entertaining and dining area, further raised flower beds and play area, plus a new private drainage system.

One enters via the double doors to a new entrance porch with underfloor heating and a further door into the hallway, with the original stairs leading up to the now open first floor landing. There is a new cloakroom off the hallway, and a door leads into the front-facing sitting room, with a modern wood burner and bespoke shelving with cupboards to one side.

The adjacent conservatory has been re-built with brick walls and a tiled roof, to now form a useful snug/office, depending on one's needs.

The kitchen is a joy, fully opened into the dining room across the rear of the house, and presented with windows to side and rear, plus French doors to the rear garden. The kitchen is a hand-built kitchen, complete with quartz worktops, and inset sink, integrated ovens, fridge/freezer, dishwasher and microwave, plus a built in larder cupboard and a door to the utility room, with a boiler room, space for appliances, cupboards and drawers, plus a door to the rear garden and a further door to the integral double garage, with an up and over door to the front driveway.

The first floor comprises an open landing, with loft access (not inspected) and doors to all rooms.

The master bedroom, built over the garage, has ample space for wardrobes, plus a door to the en-suite shower room, comprising a walk-in shower with tiled walls and a glass screen, WC and basin, part tiled walls, towel rail and window to rear.

The second bedroom is also at the front of the house, with built in wardrobes and a feature fireplace, with the third bedroom almost mirroring it behind, a fourth bedroom also facing the rear garden.

The family bathroom is in a new location, and comprises a slipper bath, walk-in shower with tiled walls and glass screen, WC and basin, part tiled walls, towel rail and window to rear.

Outside, there is a large front area for parking and driveway, with flower bed surrounds, mature shrubs, trees and hedge, plus a fence and gates. A further gate provides access to the side garden, complete

with raised 'kitchen' beds for herbs and vegetables. This leads on to the raised decking area, ideal for entertaining as it is at the level of the kitchen/dining space, with steps down to the levelled area of lawn and flower beds, plus a play area beyond and a 'wild' garden beyond that, where the new private drainage system has been installed. All in all, the garden is mature, with hedge and fences enclosing it, and the whole plot is believed to extend to around 1/3 of an acre.

The property is situated in the hamlet of Argos Hill, 1 1/2 miles or so from Mayfield High Street, with easy access to footpaths and bridleways, linking to other footpaths and the various lanes around.

Mayfield, as the nearest village for shopping provides a small supermarket, butcher, baker, chemist, greengrocer/deli, wine shop, hair salons, clothes shops and post office. There are churches of various denominations, period inns and a Primary School as well as Skippers Hill Preparatory School and the very well-regarded Mayfield School for Girls.

For more comprehensive facilities Royal Tunbridge Wells is approximately 9 miles to the north. The nearest Main-line Rail Service is at Wadhurst, providing a fast and regular service to London Charring Cross, London Bridge and Canon Street. Crowborough station is also within approximately 4 miles. Gatwick is within 30 miles, and the A21, north of Tunbridge Wells provides convenient access to the M25.

There is an excellent choice of education facilities within the general area catering for both the private and state sector. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing at the coast and Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

Material Information:

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

Mains Gas, electricity, water and a modern private sewerage system.

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 covenants, we suggest you seek legal advice on the title.

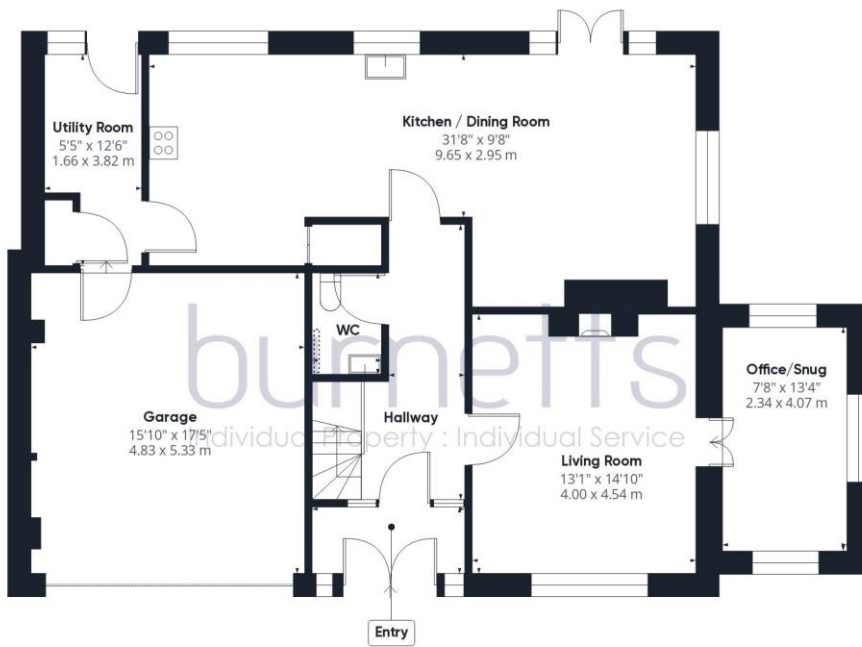
According to the Government Flood Risk website, there is a very low risk of flooding.

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

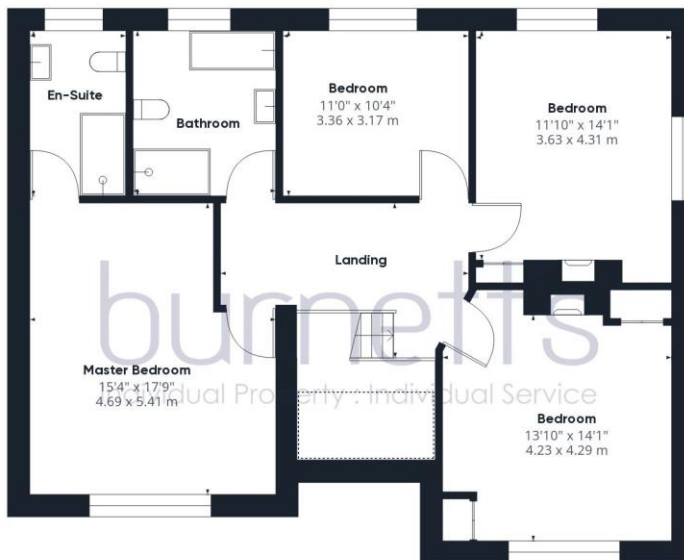
There is some mobile coverage from various networks. We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2232.85 ft²

207.44 m²

Reduced headroom

0.85 ft²

0.08 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

Energy performance certificate (EPC)

Little Foxes Argos Hill MAYFIELD TN20 6NS	Energy rating	Valid until:	23 June 2034
	C	Certificate number:	2920-1815-0002-5213-1541

Property type

Detached house

Total floor area

192 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.