

01892
782287

01435
874450

 **BEST**
ESTATE AGENT GUIDE
2023

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



Magnolia, The Warren, Mayfield, East Sussex, TN20 6UB

Guide Price: £1,100,000 Freehold



Magnolia, The Warren, Mayfield, TN20 6UB

Guide Price: £1,100,000 Freehold

An immaculately presented and deceptively bright and spacious modernised detached family home of over 2,500 sq. ft, in one of the quietest private roads in Mayfield, offering flexible accommodation to comprise four double bedrooms (one with ensuite) plus a stylish shower room, large living room, dining room, impressive open plan kitchen and separate utility area, all set within mature south facing gardens of approx. 0.22 acres, with double garage and ample parking. Scope to extend (STPP). EPC Rating: C.

Magnolia forms a fabulous and beautifully presented family home which has been sympathetically refurbished and modernised by the current owners and offers bright and stylish accommodation throughout.

The substantial ground floor comprises a welcoming entrance hall and lobby area with doors leading through to the living room, kitchen, dining room and two double bedrooms with a staircase to the first floor landing.

The light and modern open plan kitchen enjoys a dual aspect outlook to the side and rear gardens and includes an array of grey shaker style wall and base cupboards, quartz worktops, induction hob with extractor hood atop, inset sink with mixer tap over, integrated ovens and dishwasher. Glazed sliding doors open out onto the raised decking area, just perfect for alfresco dining.



The utility room is accessed through an opening off the kitchen and provides plenty of space for household appliances,

The spacious and bright dual aspect living room comprises a fireplace on a slate hearth with floating oak mantle. Glazed picture windows and sliding doors to side aspect give access to a raised decking area.

The dining room is yet another light room with large window to the rear overlooking the pretty gardens.

Both downstairs bedrooms include windows with a pretty garden outlook, the larger of the two enjoys an exquisite ensuite with free standing bath, shower cubicle, vanity base unit with wash basin atop, WC, fully tiled walls and flooring with underfloor heating and windows to front and rear.

The first floor comprises a light and spacious landing, with a velux window to the front which allows plenty of light to filter down to the hallway below.

There are two generous sized double bedrooms on the first floor, both have built in wardrobes and windows, the impressive master bedroom is just striking with vaulted ceiling, feature windows and a window seat boasting excellent views.

The stylish and pristine shower room consists of a walk-in shower cubicle, hand wash basin, WC, heated towel radiator, part tiled walls, tiled flooring, and obscure window to rear.

Outside, the fence and hedge enclosed front garden is mainly laid to lawn with attractive vibrant flowerbed borders. A pathway meanders to the front door and gated access to the rear garden.

The gravelled driveway provides plenty of parking and accommodates an attached double garage with gated side access to the rear garden.

Enjoying a south facing aspect the secluded hedge and fence enclosed rear garden comprises a variety of mature flower bed borders, with a raised decking area immediately outside the sitting room and the kitchen. There is a rather lovely seating area to one corner of the garden, with lawns stretching across the rear of the house, with steps up to a more private area, with a large Magnolia tree, shed and bench seat.

The property is located in The Warren, a popular private road, in Mayfield, approximately 1/3 of a mile from the 16th



Century beauty of Mayfield High Street and a few hundred yards from the popular Rose and Crown Pub.

Facilities in the village include a small 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 Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. 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 G (rates are not expected to rise upon completion)
Mains Gas, electricity, water and sewerage.



The property is believed to be of brick and block elevations and a clay tiled roof. We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

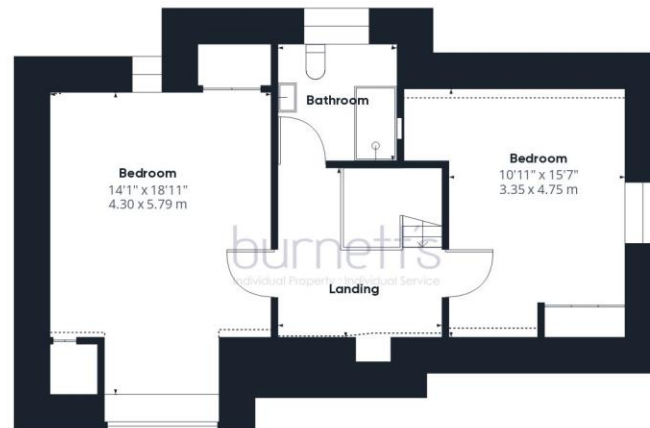
The property is located within the AONB. The title has restrictions and easements, we suggest you seek legal advice on the title. According to the Government Flood Risk website, there is a very low risk of flooding. Broadband coverage: we are informed that Superfast broadband is available at the property.

There is 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)		
Hawthorns The Warren MAYFIELD TN20 6UB	Energy rating	Valid until: 7 November 2032
	C	Certificate number: 2118-8072-2002-0190-6892
Property type	Detached house	
Total floor area	190 square metres	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2280.23 ft²

211.84 m²

Reduced headroom

38.97 ft²

3.62 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



burnett's

Individual Property : Individual Service

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.