

Springrose Cottage  
Fletching Street, Mayfield,  
TN20 6TN

**burnett's**  
Individual Property : Individual Service



A deceptively spacious semi-detached townhouse in the centre of Mayfield enjoying glorious views across the Rother Valley beyond offering three bedrooms, a brand new bathroom and cloakroom, two/three reception rooms, kitchen/dining room, plus charming gardens and off-road parking for two vehicles. EPC Rating: E

**Asking Price £575,000 Freehold**

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# Springrose Cottage

## Fletching Street, Mayfield, TN20 6TN

Asking Price £575,000 Freehold

Built in 1882, Springrose Cottage forms one half of a spacious pair of semi-detached properties with well-presented accommodation across four floors, enjoying stunning views to the rear.

One enters the property via open front porch to the ground floor, into the sitting room with a staircase to first floor and further staircase to the lower ground floor. This is a lovely bright room with windows to front, side and rear and includes an impressive fireplace with wood burning stove and a marble surround.

There are two doors from the sitting room which lead to a study/office and a cloakroom.

The study/office offers fabulous views with a window overlooking the Rother Valley and the pretty rear garden.

The brand new and stylish cloakroom comprises a WC, base vanity cupboard with hand wash basin atop, towel radiator, obscure window to rear and tiled flooring.

The lower ground floor comprises a kitchen and dining area, partially open with the kitchen area which comprises a range of wooden cupboards and drawers, with worktops integrated sink and four ring hob with electric oven below and extractor above, cooker, fridge/freezer and dishwasher, plus a window to rear and stable door to rear garden. Cupboard housing the boiler and washing machine.

The dining area has a large opening from the kitchen, and a further opening above some base cupboards, and enjoys two windows to side, one between the arches of the chimneys, and the staircase to the ground floor with an under stairs cupboard and a door to access the substantial cellar storage area, which has limited head height.

The first floor comprises a landing area with bedroom two, facing the rear with superb views and an attractive fireplace and space for wardrobes either side of the chimney.

The bright and modern bathroom is completely new and comprises a panelled bath with shower attachment over and a glass shower screen, plus a wall mounted mirrored vanity unit, base cupboard with inset hand wash basin, WC, towel radiator, windows to front and rear, part tiled walls and tiled flooring.

There is also a further bedroom, forming a single room, with windows to front and side, with an attractive vista up Fletching Street.

The second floor comprises one large bedroom with simply superb views and a further window to side with an aspect up Fletching Street. Two built in wardrobes, access to small attic storage space and door to an eaves storage space.

To the front is a tall hedge shielding an area of lawn accessible from the front path and the off road parking

spaces. The parking spaces are laid to tarmac and separated from the garden via a fence. A further gate to the side of the property leads to the rear garden.

The rear garden enjoys a large terraced area to make the most of the stunning views with steps down to a smaller area of lawn with a shed, which is wall fence and hedge enclosed forming a pretty private sunken garden.

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 D (rates are not expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware 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.

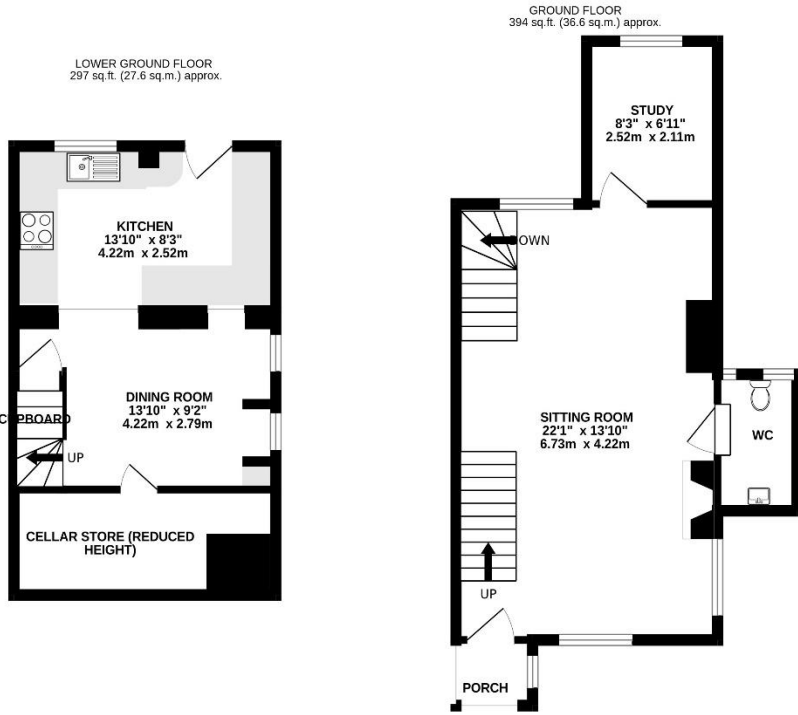
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is mobile coverage from various networks.

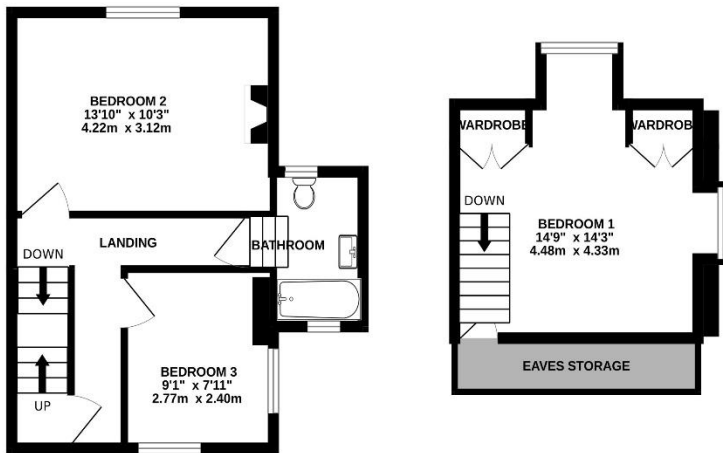
We are not aware of any mining operations in the vicinity.

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

The property does not have step free access.



**1ST FLOOR**  
336 sq.ft. (31.3 sq.m.) approx.



**SPRINGROSE COTTAGE, FLETCHING STREET, MAYFIELD**

**TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 Spring Cottages Fletching Street MAYFIELD TN20 6TN	Energy rating <b>E</b>	Valid until: 17 May 2028 Certificate number: 0655-2883-7657-9198-7075
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Property type	Semi-detached house
Total floor area	107 square metres

# burnett's

Individual Property : Individual Service

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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.