



burnett's

Individual Property : Individual Service



An immaculately presented and charming attached character cottage, just yards from the high street yet tucked away with his own little walled garden and fabulous views beyond, comprising two first floor double bedrooms and a bathroom, open plan kitchen/diner/sitting area, with an original sitting room with Inglenook fireplace.

EPC Rating: D

Offers in Excess of £425,000 Freehold



burnett's

Individual Property : Individual Service

Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



Kerris Cottage

Fletching Street, Mayfield, TN20 6TH

Offers in Excess of £425,000 Freehold

Kerris Cottage forms a fabulous and idyllic sandstone built cottage, located just off the high street yet tucked away in a private location, with its own walled courtyard south facing garden with wonderful views across the valley beyond.

The property has been previously extended and modernised to form an exceptional open plan kitchen/dining/sitting room area at the rear of the property opening directly on to the garden and enjoying the views beyond.

The sitting room has been left with the original character, including exposed brickwork fireplace and wood burner, with exposed beams and a tiled floor. There is also the front hall and lobby, and off the kitchen, a useful cloakroom.

Upstairs, the bedrooms are beautifully presented, and the bathroom is stylish and modern.

One accesses the property via the front door to a mainly glazed porch, with a further door to the front lobby, with a small coat cupboard and door to the sitting room, with an Inglenook fireplace and windows to front.

A door leads into the extended kitchen, fitted with a range of cream cupboard and drawer units, granite worktops and integrated ceramic sink with etched drainer, cooker with electric hob above, dishwasher and space for a fridge/freezer. French doors opening onto the south facing courtyard garden and making the most of the views. There is a small window to side and two Velux windows. There is matching tiled flooring and partly timbered ceiling. A door leads into the cloakroom, comprising a WC and basin.

Stairs lead from the sitting room to the first floor, with two small double bedrooms, one with a window to front and a fitted wardrobe, and the other with window to rear, enjoying the view, and a door to the bathroom, comprising a shower cubicle, WC, vanity units, basin with tiled walls and wooden flooring.

Outside, the front garden is mainly laid to flower beds, with gravel paths to the front door and to the side, plus a log store. Trellising and an arch separate the garden to the side path, and also screens the waste bins.

The rear garden is accessed via the house, or the side path complete with gate, and is paved, with flower bed borders, with walls on all sides, tap, store and bench seat and a small shed.

Whilst the property is attached to the adjoining property, and is in such a central location, it is exceptionally private and quiet. There is no off road parking, but there is ample parking within the village, and the cottage is nigh-on on the level to the high street.

Kerris Cottage is located just off the High Street. Mayfield High Street provides a small supermarket, butcher, chemist, post office. There are Churches of various denominations, period Inns and a Primary School. For more comprehensive facilities the Inland Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook & Buxted serving all London Stations. There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at 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: E

Mains Gas, electricity, water and sewerage.

The property is believed to be of stone 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.

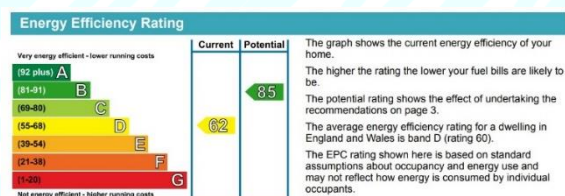
Broadband coverage: we are informed that Ultrafast broadband is available at the property.

There is limited mobile coverage.

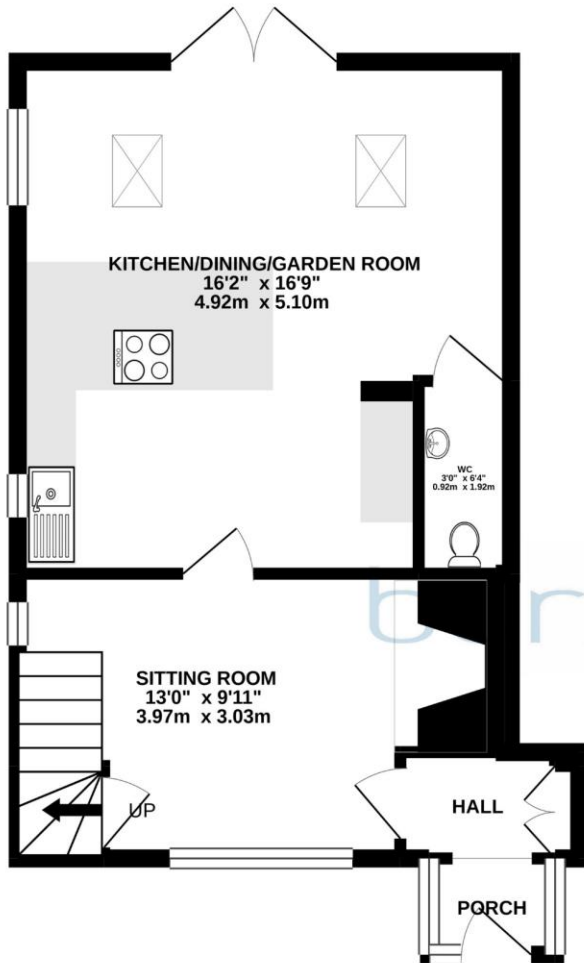
We are not aware of any mining operations in the vicinity.

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

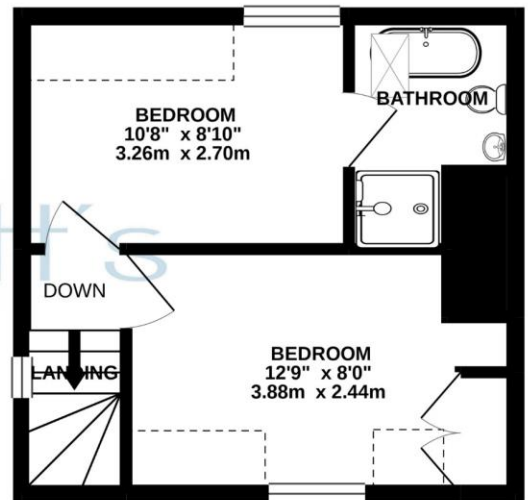
The property does have step free access.



GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



KERRIS COTTAGE, FLETCHING STREET, MAYFIELD

TOTAL FLOOR AREA : 665 sq.ft. (61.7 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.
Made with Metropix ©2020



Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

