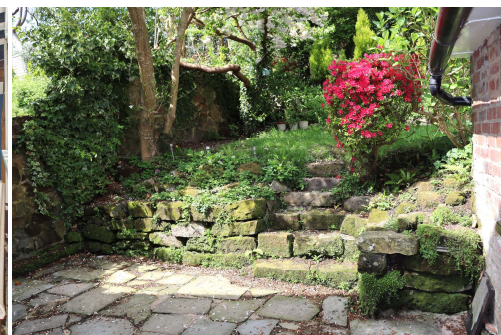




burnett's

Individual Property : Individual Service



Toll Cottage, Fletching Street, Mayfield, East Sussex. TN20 6TD

A charming and characterful period cottage, offering two double bedrooms, two reception rooms, gardens and off road parking, with views through to the Rother Valley. Available with NO ONWARD CHAIN.

Offers in Excess of: £399,000 Freehold



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Individual Property : Individual Service

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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BEST
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2025 : EXCEPTIONAL
SALES



Toll Cottage,

Fletching Street, Mayfield, East Sussex. TN20 6TD

Offers in Excess of: £399,000 Freehold

Toll cottage forms a charming, Period, yet un-listed cottage. The property has been well-presented throughout, complete with some new windows, new tile flooring and updated kitchen and bathroom suites. It does however retain a lot of its charm and period features such as the large inglenook fireplace with wood burner, exposed beams and original wide floorboards to the first floor.

One enters into the sitting room, which is a good sized room with windows to front, rear and side, plus the inglenook fireplace and stairs to the first floor with a small under-stairs cupboard. From this room there is access to both the kitchen and the dining room, which forms a very useful room, with windows to both sides and front, and a door to a walk-in, centrally heated, storage cupboard.

The kitchen is a galley kitchen, with cupboards to both sides, bespoke slatted shelving to the rear and cottage style solid wood wall shelf above modern worktops. There is ample space for appliances, a stable door and window to the rear garden, plus a further access to the side garden. There is also the wall-mounted boiler, for central heating and hot water.

The first floor provides a little landing, with wide floor boards and window to the side. Bedroom one is a good sized double, with window to front and a lovely outlook over Fletching Street to the valley beyond, between the houses opposite. These views are shared by the second bedroom, which is also a good size and enjoys the same wide floor boards.

The bathroom is at the rear of the cottage, overlooking the rear garden, comprising a WC, basin and panelled bath with a shower over, and access to a large airing cupboard also housing the water tank.

To the front of the cottage is a white picket fenced garden, enjoying a sunny south facing aspect, with a small area of grass, maturing red Acer, honeysuckle and a climbing rose. A brick path leads from the gate to the front door. There is an additional side garden, with access from the front via the neighbouring property, complete with a log store and a well.

The rear garden is enclosed, with a paved courtyard style patio by the kitchen, and stone steps leading up to a little lawned area, with further small patio, magnificent mature Magnolia tree and flower beds around. There is a gate to the adjoining property's garden, with rights of access.

The off road parking space is to the left of the cottage when looking from the front, enclosed by

hedging to the sides, and stone wall to the rear, suitable for one car, with a further larger log store and area for bin storage.

The property is located on Fletching Street, merely 200 yards from the beautiful sixteenth century 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 and timber 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 restrictions and easements, we suggest you seek legal advice on the title.

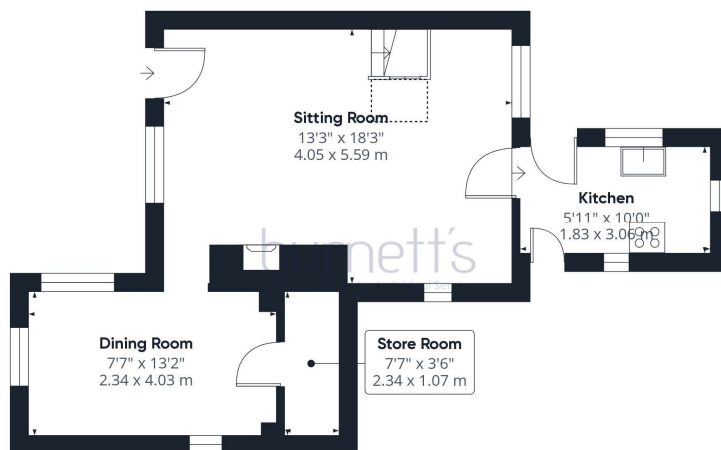
According to the Government Flood Risk website, there is a very low risk of flooding.

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

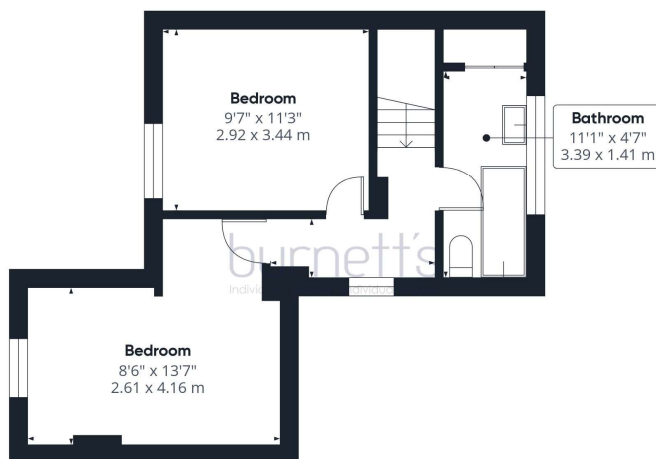
There is mobile coverage from various networks.

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 accommodation.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

760.36 ft²
70.64 m²

Reduced headroom

5.96 ft²
0.55 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



Energy performance certificate (EPC)

Toll Cottage:
Fletching Street
MAYFIELD
TN20 6TD

Energy rating:
D

Valid until: **13 February 2029**

Certificate number: **0188-2043-6282-8161-0910**

Property type: Semi-detached house

Total floor area: 75 square metres

