



burnett's

Individual Property : Individual Service



A modern, light and deceptively spacious, detached house, offering flexible accommodation over three floors, all beautifully presented and finished to a high standard, to comprise four bedrooms, en-suite and bathroom, 2/3 reception areas, plus a large, open kitchen, all set within the middle of the village, with an outlook down West Street to the views beyond, an integral garage and off road parking.

EPC rating: B. Available with No Onward Chain.

Offers in Excess of: £850,000 Freehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



Myrtle Cottage

West Street, Mayfield, East Sussex, TN20 6DR

Offers in Excess of: £850,000 Freehold

This wonderful modern house takes design cues from the older properties that surround it, yet proffers angular design, with large, sash windows, red brick with clay pattern and part tile hanging with decorative tile bands and sections in white timber weatherboarding.

The house was finished to a high standard when it was first built in 2016, evident by the quality of double glazed sash windows, engineered oak flooring with under floor heating throughout the ground floor, radiators throughout the upper floors, LED lighting, CAT5 wiring, TV/SKY wiring, carpets and tiled floors in all bathrooms. The current owners have improved the house with their décor, style and fabulous landscaping.

The kitchen forms a modern design with sage green units, black granite worktops and stainless steel appliances to include a hob, extractor above, and two eye level ovens, microwave, inset sink and drainer.

There is scope and space for a central island, and the fireplace, fitted with a wood burning stove and slate heart, making this open entertaining space as multi-functional as possible. Two sets of French doors lead out onto a paved, sheltered patio with external lighting.

Also on the ground floor is a large reception hall with an atrium lit stairwell and cloakroom. The utility room has matching units to the kitchen, and has now been extended into the integral garage for more storage. The garage now forms a very useful storeroom, but can easily be turned back into a garage if needs be.

The first floor comprises a large hallway, with further stairs to the second floor, plus a door to the double aspect sitting room, again with a fireplace and a view over West Street towards and over the Rother Valley.

Behind the sitting room is a study/snug. On the other side of the landing, are a double bedroom and a single bedroom, plus a family bathroom, comprising a bath with shower over, WC and basin, with stone tiled splash backs and tiled flooring.

The top floor comprises a master bedroom with the views, plus an en-suite shower room, with attractive stone surfaces across built-in cupboards with inset sink, tiled double shower cubicle, stone tiled floor and a separate walk-in wardrobe/dressing room.

Across the landing, complete with a large storage cupboard, is a fourth double bedroom.

Outside, there is a tarmac area to park two/three vehicles, plus access to the integral garage/storeroom. A paved pathway leads around the front of the house to the oak front door within the recessed porch. A gate then leads into the front garden, forming a paved front courtyard, and further sheltered seating area by the kitchen doors. Steps lead up to the raised area of garden, split into two distinct areas, with a paved, raised seating area and the upper area laid to grass,

with flower bed borders, maturing flower cherry trees, espalier fruit trees along the fence and multiple annuals.

Agents Note: To the other side of the house, the neighbours behind also have off road parking spaces, and will be able to access their steps up to the house behind.

The property is situated just a few meters from the 16th Century beauty of Mayfield 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 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. 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 F (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 tiled elevations and 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.

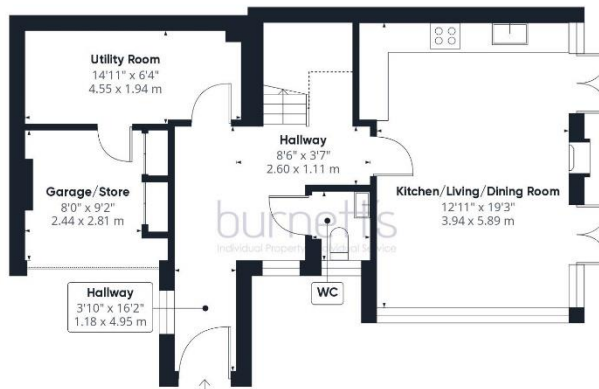
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is mobile coverage from various networks.

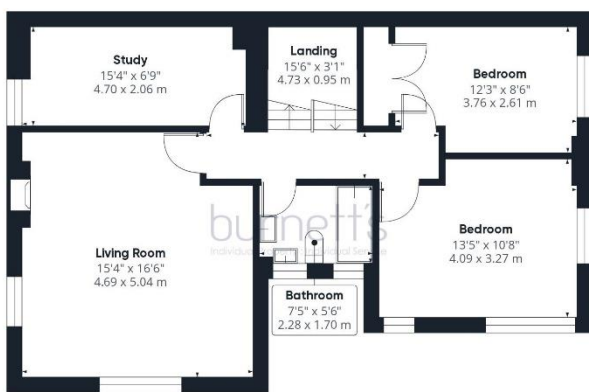
We are not aware of any mining operations in the vicinity.

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

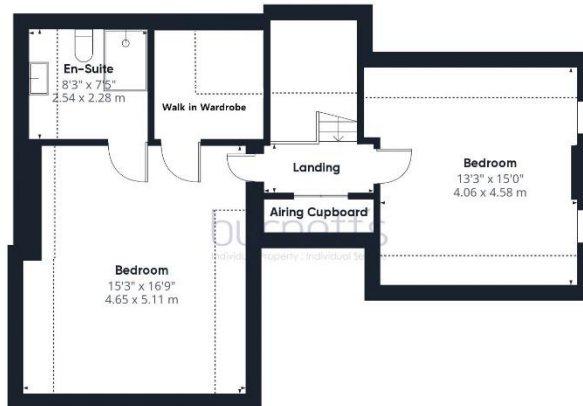
The property does not have step free access.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1883.69 ft²
175 m²

Reduced headroom

152.47 ft²
14.17 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.

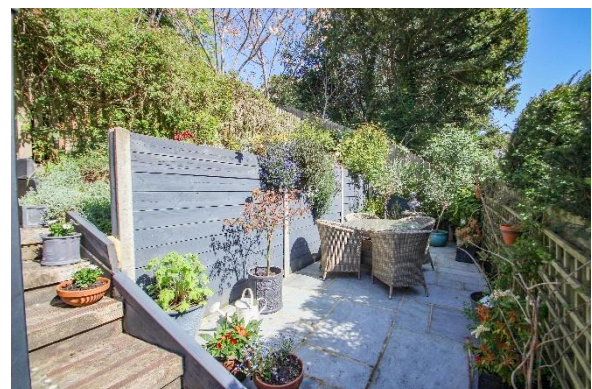
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Energy performance certificate (EPC)

Westridge House West Street MAYFIELD TN20 6DR	Energy rating B	Valid until:	16 March 2026
		Certificate number:	8156-7337-4900-2333-1996

Property type	Detached house
Total floor area	185 square metres

Myrtle Cottage was formerly titled Westridge House.



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www.burnetts-ea.com

