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Individual Property : Individual Service



A charming cottage with stunning views, in a fabulous location, offering off road parking, private cottage gardens, three bedrooms, en-suite and bathroom, two reception rooms, kitchen and a utility area, all in very good condition. EPC Rating: E
Offers in Excess of: £600,000 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
AWARD WINNER
SALES 2025



The White Cottage,

Lake Street, Mayfield, East Sussex. TN20 6PT

Offers in Excess of: £600,000 Freehold

The White Cottage is a charming cottage, attached via a garage to the neighbouring property's garage, enjoying sensational, far reaching views over the fields and woodland opposite, looking back towards Mayfield.

The property has been beautifully maintained and is well-presented throughout, with fabulous, bespoke, oak double glazed windows, a conservatory that has had the roof replaced with tiles and insulated, a modern roller door on the garage and an updated electrical consumer unit and excellent decor, both inside and out.

One enters via the front lobby, with a front door to a lobby, hooks for coats and a further door to the sitting room. The sitting room is a dual aspect room, with a fireplace to one wall, a bay window to front and a window to rear.

Via an opening, one accesses the kitchen/breakfast room, comprising a range of wooden cupboards and drawers, with space for various appliances, exposed brick chimney with a wood burner and a brick front wall, window to front with the views, and an access to the stairs leading to the first floor. A further door leads into an inner lobby, with a low door to a good sized under-stairs store room.

A further door leads into the sun room, that has windows overlooking the garden with an insulated and tiled roof, plus fitted blinds to the windows and double doors to the garden and a tiled floor. The room currently is used as a dining room.

Off the inner lobby is also a bathroom, comprising a WC, basin and bath with shower over, and a window to rear.

The first floor provides a landing with a round 'porthole' window to rear, plus a loft access (not inspected). Doors lead into all three bedrooms. The main bedroom has fantastic views, stripped pine flooring, fitted wardrobes and a door to the en-suite, comprising a shower, WC and basin, window to rear.

The second bedroom also faces the views at the front, and the third bedroom faces the rear garden.

At ground floor level, accessed from outside, to the left of the house is an attached garage, with a modern roller door, and a pedestrian door to the rear, back to the garden. Within the garage space, there is a utility room area, and the oil fired boiler, whilst still proving ample space for a vehicle. To the right of the property is a lean-to garden store, with doors to the front drive and the rear garden, housing the bins, oil tank, machinery and tools.

Outside to the front is a gravel drive, with parking for two to three vehicles, and access to the garage, front door and store room doors. The drive bordered by hedging, with a pretty, flowering tree to one side.

The rear garden is hedge, fence and wall enclosed, with a patio area by the sun room, linking the rear door

of the sun room to the garage, with a similar paved area on the other side, linking to the store room. The garden is mainly laid to lawn, with mature apple trees and flower bed borders, recessed, part walled seating areas with pergolas, espalier fruit trees against the wall, and climbers over the pergola. It is a fabulous cottage garden.

The White Cottage is located off a popular and exclusive country lane on the rural outskirts of Mayfield, within easy access to footpaths for walks into the countryside and across fields to both Mayfield, Tidebrook and The Lazy Fox pub in Mark Cross.

The 16th Century beauty of Mayfield High Street includes facilities such as a small supermarket, 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 girls.

For more comprehensive facilities Tunbridge Wells is approximately 7 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 Cannon 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 E (rates are not expected to rise upon completion).

Mains electricity, water, oil fired central heating and private drainage.

The property is believed to be of brick and rendered elevations with a 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.

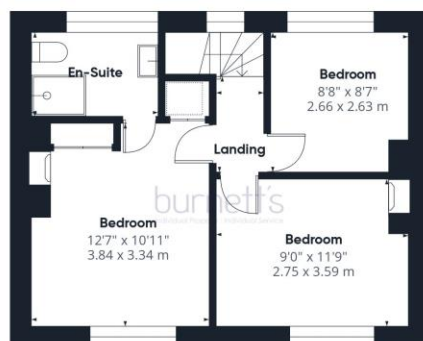
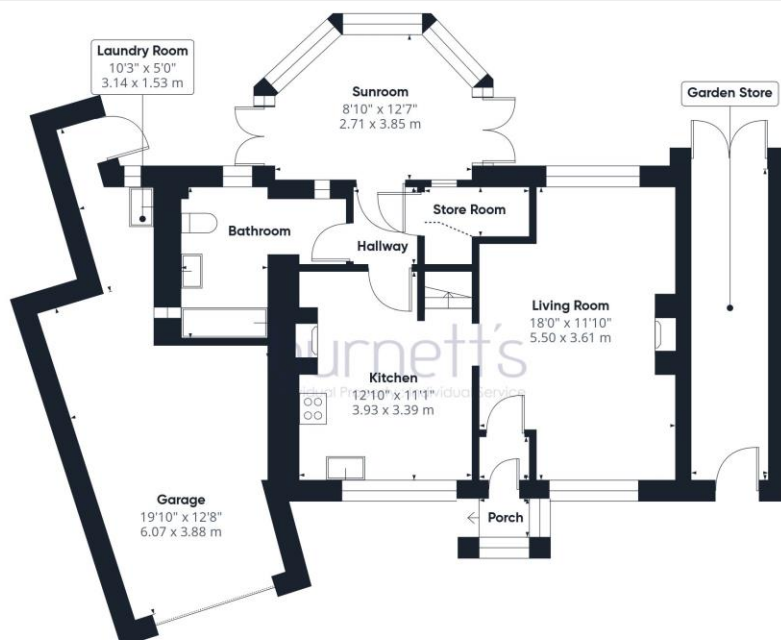
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited 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 or accommodation.



Approximate total area⁽¹⁾

1269 ft²
117.9 m²

Reduced headroom

7 ft²
0.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy performance certificate (EPC)

The White Cottage
Lake Street
Rushers Cross
MAYFIELD
TN20 6PT

Energy rating

E

Valid until:

6 May 2035

Certificate number:

5620-7245-0588-0005-1523

Property type

Detached house

Total floor area

91 square metres

