



A fabulous bright, detached house, offering flexible accommodation to include four bedrooms, three bathrooms (two en-suites) and generous living space, plus scope to enlarge and set within lovely gardens, all at the end of a no-through private road.

NO CHAIN. EPC Rating D

Offers in the Region of: £699,500 FREEHOLD

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

Little Haven,

Roselands Avenue, Mayfield, East Sussex. TN20 6EB

Offers in the Region of: £699,500 FREEHOLD

Little Haven forms a substantial, detached chalet style home, offering predominantly ground floor accommodation, but offering considerable scope to extend into the vast attic space if required (and subject to any necessary consents). The accommodation is flexible and very bright, courtesy of a number of rooms facing the south facing gardens to the rear.

The property has been well maintained over the years, and is fully double glazed, plus enjoys a modern boiler, two electric awnings and a recently re-built detached garage. Both garages have electric up and over doors, and there is further parking to the front of the property.

One enters into an entrance hall, with shelving, storage cupboards and a window to front. A door leads into the kitchen, comprising a range of cream base and wall cupboards, with integrated appliances to include a sink and drainer, ovens, hob and dishwasher. There is a window to front and a large opening to the dining room, which also has windows to rear and side, overlooking the gardens and allowing a lot of light in.

Double doors from the dining area lead into the sitting room, which is another great sized, bright room, with a bay window and door to the rear garden, a fireplace to the internal wall, and an awning above the window for additional shade.

Off the kitchen is a utility room, with sliding glass doors to the garden and space for more cupboards and free-standing appliances, plus a door into the integral garage.

At the other end of the house are the bedrooms, plus the stairs to the first floor and a cosy snug/office space, with a window to the rear garden. A door off this area leads into the main bedroom, with windows to side and French doors to rear, plus an array of fitted wardrobes to one wall, and a door to the en-suite bathroom. The en-suite comprises a walk-in bath with a shower over, WC and basin, part tiled walls, radiator, window to side and fitted storage units.

Also on the ground floor are two further double bedrooms facing the front garden and hedge, plus a shower room, comprising a shower, basin and WC, window to side and tiled walls and floor.

The first floor landing is accessed via a staircase off the snug, and provides access to a fourth double bedroom, which enjoys the best views, and an en-suite bathroom, comprising a bath, WC and basin, plus a window to front.

There is also access to the vast additional roof space, which is part boarded and extends over the rest of the house, and offers considerable scope to form additional accommodation, if required. Indeed, it is noted that there is lapsed planning permission for this under ref: **WD/2015/2587/F**.

Outside, there is off road parking to the front of the house and access to the two single garages. A small,

hedge enclosed area of garden wraps around the side, via a locked gate, to the rear garden, which is south facing and backs on to an area of designated 'Ancient Woodland'. The gardens are lovely, with a large raised patio immediately behind the property, and numerous flower beds and herbaceous borders, complete with maturing specimen trees, fruit trees and shrubs. Between the garages is an area containing shed.

The property is located away from the main road, down a Private no-through road, approximately a mile 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 for Girls 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 E (tbc).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick/block 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.

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.

Mobile Coverage: There is (limited) mobile coverage from various networks.

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

We are aware of planning permission for two new houses in the neighbouring property, which we believe will have little impact upon the property.

The property can have step free accommodation.

There is an annual charge to Roselands Avenue Ltd for the upkeep of the private road.



Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

3125 ft²
290.3 m²

Reduced headroom

641 ft²
59.5 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)

Little Haven
Roselands Avenue
MAYFIELD
TN20 6EB

Energy rating
D

Valid until: 13 June 2035

Certificate number: 5020 9162 0527 2002 2563

Property type

Detached house

Total floor area

180 square metres

Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

