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Windmill Cottage, Argos Hill, Mayfield, East Sussex. TN20 6NR

Offers in Excess of: £1,000,000 FREEHOLD







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A rather characterful, spacious and immaculately presented family home, enjoying stunning views, five double bedrooms, three bathrooms, three reception rooms, kitchen, utility room, parking, garaging and large gardens. EPC rating D.

Windmill cottage forms a deceptively large family home with flexible accommodation arranged over three floors. The house is exceptionally well maintained with every window having been replaced over the last five to ten years, plus modern kitchen and bathroom suites added, and stylish décor. A new boiler was installed approximately two years ago and every light has been refitted with an LED fitting.

The property originates from the 19th century, and still has various feature fireplaces and wooden flooring features throughout the house. The ground floor comprises an original front porch and reception hall with stairs rising to the first floor and an understairs shower room.

The sitting room is a wonderful dual aspect room with an open fireplace, whilst adjacent is a stunning open plan dining/family room with a seating area to one end with doors and views up the garden, and fireplaces along two walls.

The kitchen/breakfast room is another dual aspect room, with an array of cream units and integrated



appliances, sink and cooker, space for a table and chairs, plus a door to the utility room, housing more appliances and a further door to the outside.

Off the kitchen is a wonderful, vaulted garden room accessing the sheltered paved patio on the south-west corner of the house and looking up the garden.

The first floor comprises an open landing with access to three double bedrooms and the family bathroom, with the huge main bedroom also enjoying a dressing area and an en-suite.

The second floor provides two more double bedrooms and an open landing, currently used as a gym area, and has some of the best views on offer. It is considered that this space could be self-contained if required.

Externally, one approaches the property off Argos Hill Lane, via double gates to an attractive tree lined driveway, with ample turning, parking and access to a detached triple garage with electric up and over doors, and log store. There is an electric car charging point in the garage.

There is a predominately level and lawned area of garden at the front, with ample space for kids to play, with a further fence enclosed, more formal garden area between the garage and the house. Around the house are various paved seating areas and pathways with the main seating area by the garden room and dining room enjoying a sheltered south-westerly facing patio and views up the garden.

The main area of garden is to the West of the house, mainly laid to lawn, interspersed with trees and shrubs, with a seating area enjoying the view and a further bench seat at the top of the garden enjoying panoramic views.

The property is situated in the hamlet of Argos Hill, 1 1/2 miles or so from Mayfield High Street, with easy access to footpaths and bridleways, linking to other footpaths and the various lanes around.

Mayfield, as the nearest village for shopping provides a small supermarket, butcher, baker, chemist, greengrocer/deli, wine shop, hair salon, clothes shops and post office. There are churches of various denominations, period inns and a Primary School as well as Skippers Hill Preparatory School and the very well-regarded Mayfield School for Girls.

For more comprehensive facilities Royal Tunbridge Wells is approximately 9 miles to the north. The nearest Main-line Rail Service is at Wadhurst, providing a fast and regular service to London Charring Cross, London Bridge and Canon Street. Crowborough station is also within approximately 4 miles. Gatwick is within 30 miles, and the A21, north of Tunbridge Wells provides convenient access to the M25.





There is an excellent choice of education facilities within the general area catering for both the private and state sector. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing at the coast and 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 G (rates are not expected to rise upon completion).

Mains Gas, electricity, water and private drainage via a compliant system.

The property is believed to be of brick timber construction with painted and tiled elevations and 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 easements, and 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.

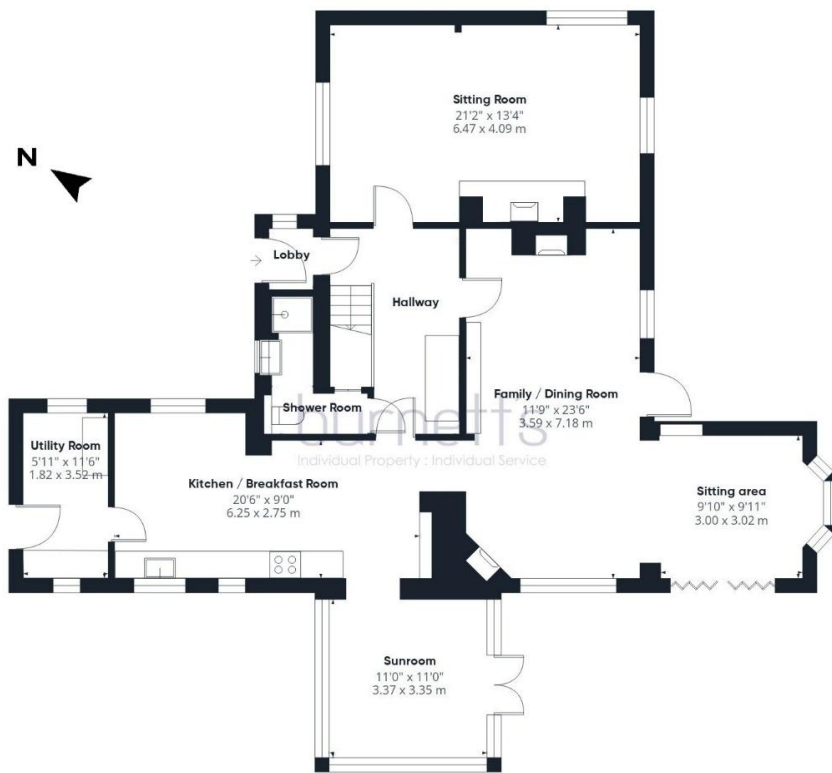
Mobile Coverage: There is variable mobile coverage from various networks.

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

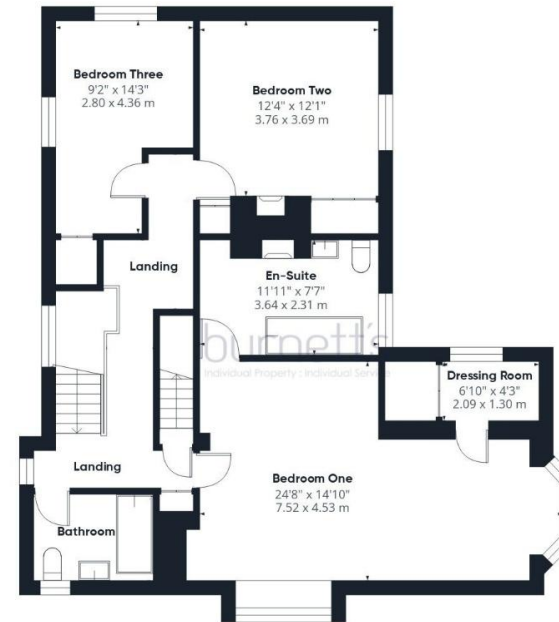
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.

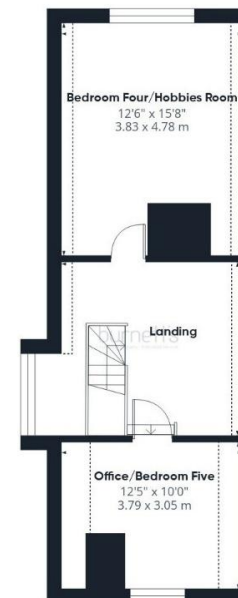




**Ground Floor**



**First Floor**



**Second Floor**

**Approximate total area  
(excluding garage)**

2588 ft<sup>2</sup>

240.5 m<sup>2</sup>

**Reduced headroom**

68 ft<sup>2</sup>

6.3 m<sup>2</sup>

**Garage Building**

638 ft<sup>2</sup>

59.3 m<sup>2</sup>

**Garaging (not shown in actual location/orientation)**



Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.