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Individual Property : Individual Service



Longmeadow, Vale Road, Mayfield, East Sussex. TN20 6BB

£950,000 FREEHOLD



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Enjoying a fabulous location with wonderful countryside views, yet within striking distance of the High Street whilst backing on to fields and the Rother Valley, is this charming detached Period cottage, comprising an open kitchen/breakfast room, dining room, sitting room, all with the views, plus a snug/office with stone fireplace, utility rooms, three double bedrooms and a bathroom, detached double garage and store, plus beautiful South facing gardens of approximately an acre. NO CHAIN.

EPC Rating: D

The property forms a charming property within a fabulous private setting, with lovely landscaped gardens and wonderful views across the Rother Valley, yet only a few hundred yards from the middle of the village. The property has been extended by the current owners, to form an open plan reception area linking across the rear of the property and making the most of the lovely gardens and views. New electrics were added at the same time, plus under floor heating within the extension, and new multi-paned double glazed windows throughout (apart from the hallway stained-glass window).

The long driveway leads up to a parking area, and a gate and path leads to the side of the house, with a rear door to the useful utility area, complete with coat racks and space for a washing machine and tumble dryer, window, boiler and control panel for the photo-voltaic panels (current not connected).

An door leads into the inner hallway, with a door to a WC, and a useful cloakroom with a sink is opposite. There is an arch leading to the entrance hall with the principal front door and oak staircase



to the first floor, with large leaded light and partly stained-glass window to the front.

The study is a charming room, with a stone-built fireplace, exposed timbers and parquet flooring plus a window to front. All the main reception rooms then are linked by the extension, and face the rear over the garden and the views beyond.

There is a separate sitting/play room to one end, linked to the study and dining area via pocket doors. There is a music room between the extension and the hallway, and adjacent is the kitchen which, in turn, opens into the dining area. Arranged as two areas, with the dining area

providing a table and chairs by the window overlooking the rear garden, and the kitchen area comprising an array of cupboards and drawers having the benefit of a window overlooking the side garden and the path from the driveway. The kitchen also has tiled splash backs, integrated appliances and ceramic sink with drainer, and a door to the walk-in larder cupboard, plus a further door to the hallway.

The first floor comprises an open landing with oak balustrade, large store/cupboard and three double bedrooms, all of which enjoy the

views. The master bedroom has an array of fitted wardrobes.

The bathroom comprises an aqua suite with a WC, basin and bath with shower over and shower screen, tiled walls, radiator with towel rail and a window to side.

Outside, there is a driveway leading from Vale Road to a parking area in front of the two garages, plus a workshop/garden store. To the front of the house, there is a further area of garden which also has pedestrian access to Vale Road. This area of garden has a brick path to the front door, paved path around the house and has a gravel area for ease of maintenance to one side and a lawn to the other with vegetable patches and flower borders, whilst beyond is a small sandstone wall with space behind for a greenhouse and shed.

The rear garden is a delight! From the garden terrace, your eye is drawn out over the wide panoramic view leading straight down over the lawn and the horizon beyond. Brick steps lead down from the upper lawn, to the pond area with mature shrub borders. An expanse of lawn beyond, with a number of maturing specimen trees and shrubs to either side, all enjoy views and the peace of surrounding gardens and paddocks.

The property is located on Vale Road, a very quiet no-through lane that leads down to a few other houses and farms, with fields and woodland beyond. Footpaths are very close by and make the most of the location to access not only the fields and woodland, but also the centre of the village.

The 16th Century beauty of Mayfield High Street is only a few hundred yards away. Facilities in the village include a small supermarket, 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:

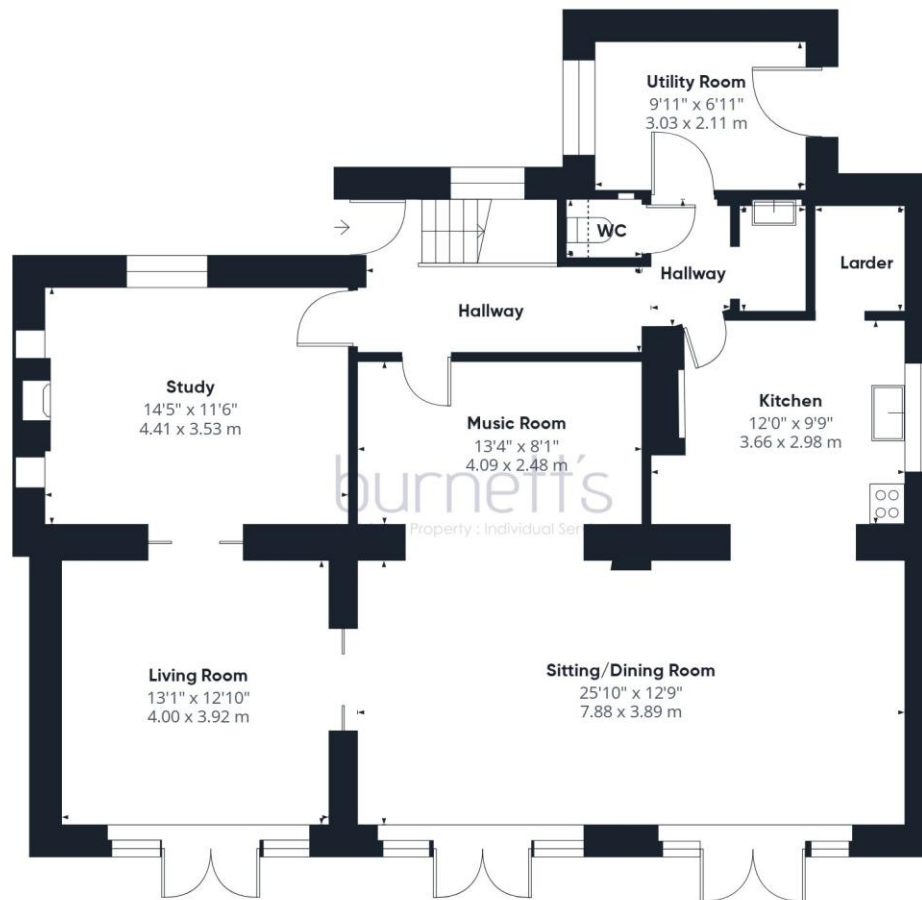
Council Tax Band F (rates are expected to rise upon completion).
Mains Gas, electricity, water and sewerage, Photo-Voltaic panels provide renewable electricity.
The property is believed to be of brick/block and timber construction with part tiled elevations and a tiled roof.
We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.
The property is located within the AONB and conservation area.
The title has covenants 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 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 not have step free access

Energy performance certificate (EPC)			
Longmeadow Vale Road MAYFIELD TN20 6BB	Energy rating D	Valid until:	23 August 2029
		Certificate number:	2598-9063-7288-1671-9994
Property type		Detached house	
Total floor area		146 square metres	





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1708 ft²

158.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

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.