

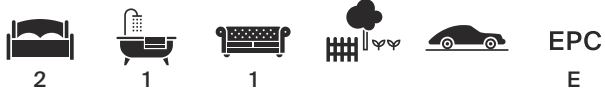


Rushers Cross Farm Cottage,
Rushers Cross, Mayfield, East Sussex

Rushers Cross Farm Cottage

An attractive detached period cottage set in a beautiful position within the High Weald Area of Outstanding Natural Beauty, between the sought after villages of Mayfield and Wadhurst.

Mayfield village 1.8 miles, Wadhurst village 3.5 miles, Wadhurst station 3.75 miles (London Bridge from 53 minutes), Rotherfield 4.9 miles, Frant station 6 miles (London Bridge from 51 minutes), Crowborough station 6.3 miles (London Bridge from 69 minutes), Tunbridge Wells 9 miles (London Bridge from 44 minutes), Brighton 28 miles, Gatwick airport 29 miles, London 52 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311.

Council tax band: E

Services: Mains water and electricity. Oil-fired heating. Private drainage.



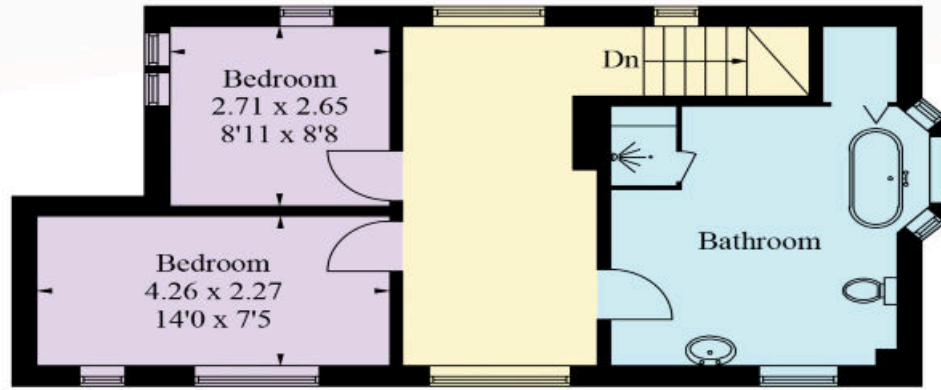
The Property

An attractive detached cottage, believed to date back to the 1900's. The internal accommodation provides, on the ground floor, a cloakroom and open plan kitchen/ sitting/dining room with an attractive bay window to the side. On the first floor there are two bedrooms as well as a spacious bathroom with bay window to the side. The generous landing also provides a useful library/study area. Outside, to the rear of the house there is a paved terrace and private lawned garden. Steps lead down to a lower level of garden with a pond feature. The cottage also benefits from its own separate driveway entrance and parking space.

Situation

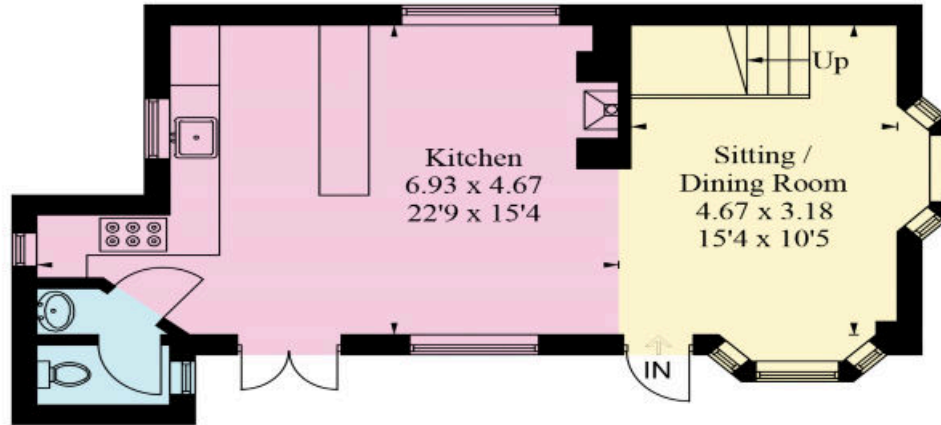
The property is located in a beautiful position within the High Weald Area of Outstanding Natural Beauty, in the small hamlet of Rushers Cross between the sought after villages of Mayfield and Wadhurst. The pretty and historic 16th Century Sussex village of Mayfield provides a good range of local shops catering for everyday needs including delicatessen, bakery, fine wine merchants, pharmacy, post office and pubs. Wadhurst has recently been named the 'Best Place to Live in the UK 2023' by the Sunday Times and is well served with shops and amenities for everyday needs. The larger centre of Tunbridge Wells is approximately 9 miles to the north and provides an extensive range of shopping, commercial, recreational and educational facilities. Train services are available from Wadhurst, which offers a regular service to London, as well as Frant, Crowborough and Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Preparatory (Five Ashes), Holmewood House (Langton Green), The Skinners School (Tunbridge Wells), Tonbridge School, The Schools at Somerhill (Tonbridge), Judd (Tonbridge), Benenden School (girls), Dulwich Preparatory (Cranbrook), Vinehall Preparatory (Robertsbridge), Bede's (Upper Dicker), and Eastbourne College. Leisure activities in the area include Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), The Nevill (Tunbridge Wells), Dewlands Manor (Rotherfield), Crowborough (Beacon), The Royal Ashdown and at Rye. Sailing and water sports at Bewl Water and on the south coast; walking and cycling at Bedgebury Pinetum and the 'Cuckoo Trail' from Heathfield.





The Cottage - First Floor

**Approximate Gross Internal Floor Area
95.6 sq m / 1029 sq ft**



The Cottage - Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1058755)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated March 2024.

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