



# 17 MAYFIELD GRANGE




Little Trodgers Lane, Mayfield, East Sussex





# A SUBSTANTIAL FAMILY HOME IN A SOUGHT-AFTER DEVELOPMENT

This beautifully presented detached house enjoys far-reaching rural views as well as access to an on-site gym and 22 acres of communal gardens and grounds. The property offers flexible family accommodation, arranged over four floors, as well as a garage.

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Local Authority: Wealden District Council; Council Tax band: G  
Tenure: Freehold

Services: Mains water and electricity. Gas-fired heating. Private drainage (largest).  
Service charge: Approximately £2,400 per annum

Mayfield 1.5 miles. Crowborough 5.5 miles (London Bridge from 69 mins). Wadhurst 6 miles (London Bridge from 53 mins). Tunbridge Wells 7 miles (London Bridge from 44 mins).

Postcode: TN20 6BF [www.what3words.com/brothers.cheese.cornfield](http://www.what3words.com/brothers.cheese.cornfield)





## LOCATED WITHIN A SECURE GATED RURAL DEVELOPMENT

Mayfield Grange is a sought-after private, gated development set off a country lane just one and a half miles from the pretty and historic 16th Century Sussex village of Mayfield which provides a good range of local shops catering for everyday needs including delicatessen, bakery, doctors' surgery, pharmacy, post office and pubs. Tunbridge Wells provides an extensive range of shopping, recreational and educational facilities. The mainline station at Wadhurst provides trains to London. Train services are also available at Frant, Crowborough and Tunbridge Wells. There is an excellent choice of schooling in the area including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Prep (Five Ashes), Holmewood House (Langton Green), The Skinners School (Tunbridge Wells), Tonbridge School, The Schools at Somerhill (Tonbridge), Judd (Tonbridge), Benenden (girls), Dulwich Prep (Cranbrook), Marlborough House Vinehall Prep (Robertsbridge), Bede's, and Eastbourne College.











## BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION

17 Mayfield Grange comprises an attractive detached house which offers substantial and well-proportioned family accommodation. The ground floor includes a welcoming entrance hall providing access to the integrated garage and a cloakroom. The reception space includes two fabulous open plan sitting rooms with a shared double-sided fireplace, both rooms having French doors opening out to an elevated rear deck overlooking the gardens and countryside beyond. There is also a home office/snug at the front.

The lower ground floor houses the superb and well-appointed modern kitchen and dining room which both share a double-sided fireplace. Both rooms also have French doors leading out to the gardens - ideal for entertaining. A cinema room/gym with en suite shower room, a wine cellar/larder and utility room complete the accommodation on this level.

On the first floor there is a family bathroom and four good sized bedrooms, two of which have en suite facilities. There is a further spacious bedroom on the second floor with a luxurious en suite bathroom.

Outside, the house is approached via a communal road with ample private parking and an integrated garage. The private rear garden is arranged over two principal levels, sloping gently towards mature woodland beyond. The communal gardens and grounds are predominantly laid to lawn and create a spectacular setting with far-reaching views and scenic walks. There is also a communal gymnasium and an area of mature woodland. In all the communal grounds extend to approximately 22 acres.







Approximate Gross Internal Area =  
House: 342.5 sq m / 3687 sq ft. Garage: 8.4 sq m / 91 sq ft.  
TOTAL: 350.9 sq m / 3778 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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