



Connells

Mayor House
Blackham Tunbridge Wells

Mayor House

Blackham Tunbridge Wells TN3 9UE

for sale offers in excess of
£900,000



Property Description

This beautifully presented and generously proportioned family home, complete with a fully renovated detached annexe, offers a rare opportunity in a highly sought-after rural location. Homes of this size and quality rarely become available in the area.

The main residence has been tastefully renovated throughout, retaining its original character while incorporating a fresh, contemporary finish. The result is a stylish and welcoming home that's ready for immediate occupation-no work required.

Ideal for families needing extra space, the detached annexe is perfect for extended family, guests, or even as a potential holiday let or home office. It offers independent living while remaining just a stone's throw from the main house.

A spacious gravel driveway provides ample parking and sets the tone with stunning open views across rolling countryside. Step inside the main house and you're welcomed by a generous entrance hall leading to a bright and airy lounge featuring beautiful oak flooring and a cosy wood-burning stove-perfect for entertaining or relaxing.

The dining room offers ample space for family meals or special occasions, while the well-appointed kitchen comes with a practical utility area to keep everyday chores neatly tucked away.

The first floor benefits from three double bedrooms (two with en-suites) and a stunning family bathroom. On the second floor your greeted with an additional bedroom and study.

Call Connells to arrange a viewing today!

Ground Floor

Entrance Hall

Downstairs Cloakroom

Lounge/Family Room

22' 9" Max x 14' 8" Max (6.93m Max x 4.47m Max)

Dining Room

18' 11" Max x 11' 7" Max (5.77m Max x 3.53m Max)

Kitchen/Breakfast Room

8' 10" Max x 16' 2" Max (2.69m Max x 4.93m Max)

Utility Room

7' 8" Max x 8' 7" Max (2.34m Max x 2.62m Max)

First Floor

Landing

Bedroom One

14' 4" Max x 13' 6" Max (4.37m Max x 4.11m Max)

En-Suite

Bedroom Two

16' 8" Max x 9' 7" Max (5.08m Max x 2.92m Max)

En-Suite

Bedroom Three

7' Max x 11' 9" Max (2.13m Max x 3.58m Max)

Second Floor

Bedroom Four

9' 1" Max x 14' 6" Max (2.77m Max x 4.42m Max)

Office / Study

6' 11" Max x 8' 8" Max (2.11m Max x 2.64m Max)

Outside

One Bedroom Annex

Ground Floor

Lounge/Dining Room

12' 9" Max x 11' 9" Max (3.89m Max x 3.58m Max)

Kitchen

6' 11" Max x 11' 10" Max (2.11m Max x 3.61m Max)

First Floor

Bedroom One

11' 10" Max x 12' 11" Max (3.61m Max x 3.94m Max)

Bathroom

Front Garden & Driveway

Courtyard

Garage

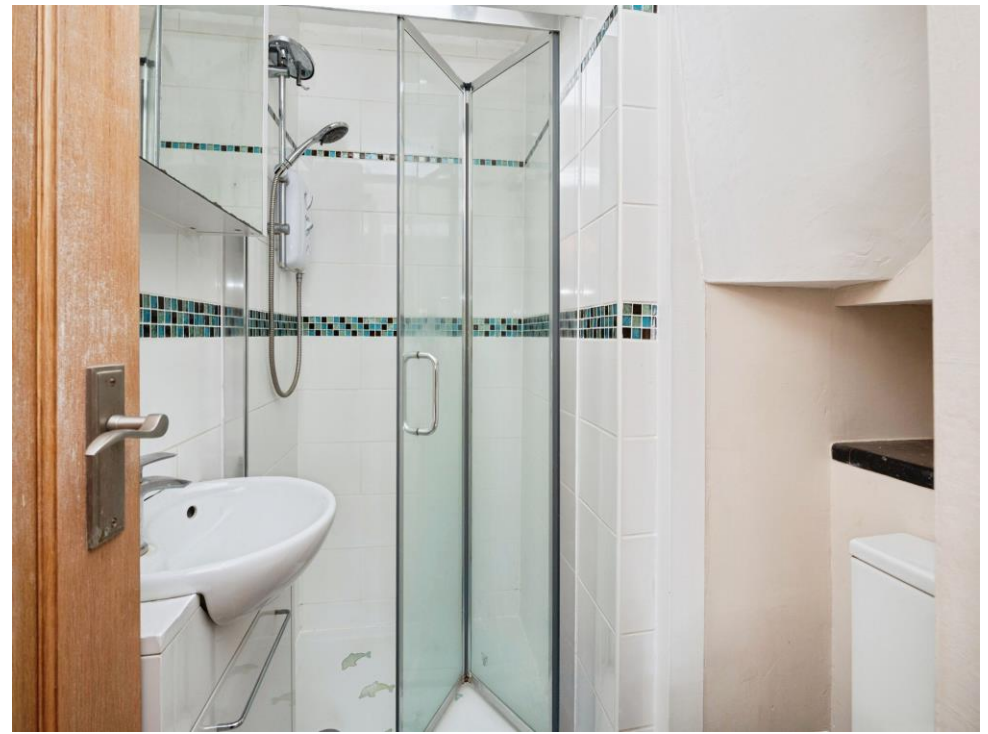
16' 10" Max x 8' 3" Max (5.13m Max x 2.51m Max)

Workshop

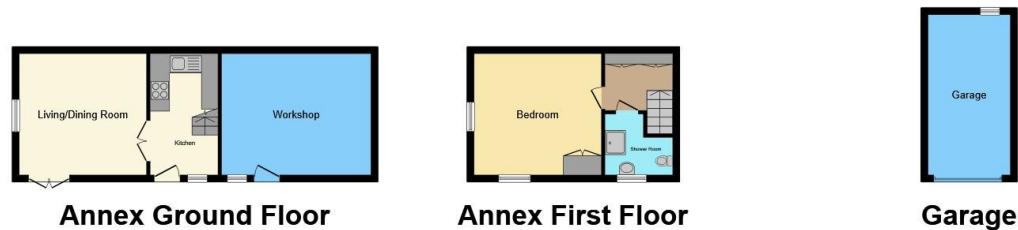
Location

Blackham is a village within the Wealdon District of East Sussex. It lies within Withyham civil parish. Its nearest town is Royal Tunbridge Wells which lies approximately 5.3 miles east from the village. The village is situated on the East Sussex/Kent border and comprises mainly of a varied selection of residential dwellings. For the commuter traveller there is a selection of stations with Ashurst being approximately 1 mile, Cowden approximately 3.3 miles and Hever approximately 3.4 miles. The property is well positioned to have easy access to a wide range of country pursuits with nearby places on interest including Hever Castle, Penshurst Place and the village of Hartfield, famous for being the home of Christopher Robin, Winnie the Pooh and the actual Pooh Bridge location in the Ashdown Forest.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

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