



Connells

Mayfield Grange Little Trodgers Lane
MAYFIELD

Mayfield Grange Little Trodgers Lane MAYFIELD TN20 6BF

for sale offers in the region of
£1,200,000



Property Description

Tucked away in the heart of the exclusive Mayfield Grange, St Michael's stands as a testament to Victorian elegance and modern refinement. Lovingly restored and extended by Weston Homes in 2009, this four-bedroom detached residence has been further enhanced, seamlessly blending period charm with contemporary luxury.

The Property (Ground Floor)

Upon entering, one is greeted by an entrance hall that sets the tone for the grandeur within. The ground floor unfolds with a spacious bespoke kitchen, equipped with an array of integrated Siemens appliances and Caesarstone Quartz Dreamy Marfil worksurfaces, perfect for culinary endeavours. Adjacent, the living room offers a cozy retreat, while the formal dining room and additional breakfast room provide ample space for gatherings and the sitting room invites relaxation. Practical spaces like the utility room and downstairs cloakroom add to the home's functionality. The home benefits from a variety of original features including wooden shutters,

fireplaces, plaster coving, archways, masonry carvings, wooden carvings and staircase.

The Property (First Floor)

Ascending to the first floor, a split-level landing leads to four generously proportioned bedrooms. The principal bedroom suite boasts a dressing room, additional built-in wardrobe and en-suite (with vanity unit) Bedroom two and three have built in triple mirrored wardrobes. Bedroom two also features an en-suite bathroom, ensuring comfort and privacy for all. A family bathroom suite completes this level.

The Property (Outside)

Outside, two meticulously landscaped private gardens offer tranquil retreats for relaxation and entertainment. A driveway leads to a single garage, ensuring convenience and ample storage.

Mayfield Grange has a coded gate entry system providing security.

Local Amenities & Grounds

Directions

Take the A267 south from Tunbridge Wells towards Eastbourne through Frant and Mark Cross. On leaving Mark Cross take a left hand turn signposted "Lake Street". Take the next right into Little Trodgers Lane and after a short distance you will arrive at the gated entrance into Mayfield Grange on the left hand side. Turn into Mayfield Grange and follow the drive. Proceed directly down the drive and straight ahead towards the Chapel. St Michaels is located on the left, opposite the Chapel. Parking is available here or in the visitors parking spaces in the main car park.

Mayfield Grange is situated in an idyllic position nestled close to the historic village of Mayfield and just 7 miles from the town of Royal Tunbridge Wells. Mayfield High Street which has a good range of local amenities including shops, schools, pubs and churches. Schools: There are a selection of highly regarded schools within the area including state, grammar, private preparatory and public schools including St Leonard's school for girls, Skippers Hill School and Mayfield Primary school. Mainline rail service: Wadhurst (5.6 miles), Frant (5.9 miles) and Tunbridge Wells (6.9 miles) offering services

to London from approx 52 to 70 mins.
Communications: The M25 can be accessed via the A22 or A21 linking to other motorway networks and Gatwick plus Heathrow Airports.

Room's And Dimensions

Ground Floor

Entrance Hall

Living Room

15' 11" Max x 11' 11" max (4.85m Max x 3.63m max)

Dining Room

17' 2" Max x 13' 10" Max (5.23m Max x 4.22m Max)

Sitting Room

22' Max Into Bay x 19' 1" Max (6.71m Max Into Bay x 5.82m Max)

Kitchen

13' 8" Max x 10' 10" Max (4.17m Max x 3.30m Max)

Breakfast Room

11' 9" Max x 10' 11" Max (3.58m Max x 3.33m Max)

Downstairs Cloakroom

Utility Room

First Floor

Landing

Principal Bedroom

22' Max Into Bay x 12' 10" Max (6.71m Max Into Bay x 3.91m Max)

En-Suite

Dressing Room

Bedroom Two

16' 1" Max x 9' 11" Max (4.90m Max x 3.02m Max)

En-Suite

Bedroom Three

14' 6" Max x 14' 2" Max (4.42m Max x 4.32m Max)

Bedroom Four

11' 10" Max x 10' 11" Max (3.61m Max x 3.33m Max)

Bathroom

Outside

Front Garden

Two Private Gardens

Garage

19' 6" Max x 13' Max (5.94m Max x 3.96m Max)

Driveway









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

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EPC Rating: D Council Tax
 Band: G

Tenure: Freehold

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