



125

— YEARS OF —

**Lambert
& Foster**



OAKWOOD
PICCADILLY LANE, MAYFIELD, EAST SUSSEX, TN20 6RH



**Lambert
& Foster**

WADHURST STATION 9.8 MILES | TUNBRIDGE WELLS 11 MILES | GATWICK AIRPORT 31 MILES

OAKWOOD, PICCADILY LANE, MAYFIELD, EAST SUSSEX, TN20 6RH

A beautifully presented four-bedroom detached barn conversion with a fully renovated detached two-bedroom annexe with an office and a garage in a truly idyllic rural location on the outskirts of the popular village of Mayfield.

ASKING PRICE £1,425,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to the market this beautifully presented four-bedroom detached barn conversion with a fully renovated detached two-bedroom annexe with an office and a garage in a truly idyllic rural location on the outskirts of the popular village of Mayfield.

This wonderful property is offered to the market chain free and benefits from just under 2400 sq. ft. of living accommodation over two floors in the main house and an additional 1047 sq. ft. of living accommodation in the annexe in a plot of approximately one acre comprising of beautifully landscaped gardens with breathtaking views. The property has on the ground floor, a kitchen/breakfast room, utility room, central hallway and an open plan living/dining room. Also on the ground floor is a double bedroom and a shower room. On the first floor you find three bedrooms, an ensuite bathroom and a family bathroom.

The property is entered through an impressive double height entrance hallway with original exposed beams which gives access to the bright and spacious open plan living/dining room which features a large double-sided wood burner, triple aspect windows allowing natural light to flood in, and French doors leading directly to the rear garden. From the living/dining room you enter the kitchen which is of excellent proportions and immaculately presented with flag stone flooring, bespoke wall and floor cabinets, a kitchen island, range cooker and ample worktop space. The kitchen has French doors leading directly to the rear garden and there is also a large utility room.



DESCRIPTION CONTINUED

Upstairs, a central landing leads to the three bedrooms and the family bathroom. The principal bedroom has an impressive, vaulted ceiling showcasing the original exposed beams and a modern ensuite bathroom with additional shower.

The detached annexe has been converted into a two-bedroom property with an additional office room and a well-proportioned kitchen with underfloor heating, a utility room with sink, a range of base and wall cabinets and tiled flooring. The adjacent sitting room has doors leading to the front garden and a wood burning stove. There is also an attached single garage.

Outside, the beautiful gardens extend to approximately one acre and are a particular feature of the property with truly wonderful views across the surrounding farmland. The property is approached down a long, shared driveway which arrives at a private driveway with ample room for parking for several cars. There are additional outbuildings including a workshop and shed.

The property is in a rural position near the sought-after village of Mayfield with its plethora of independent shops and restaurants and there is a good choice of schools in both the independent and public sectors including Mayfield Primary School. Transport links are provided by the nearby mainline stations of Wadhurst and Tunbridge Wells.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Oakwood, Piccadilly Lane, Mayfield, TN20 6RH

Approximate Area = 2394 sq ft / 222.4 sq m (excludes void)

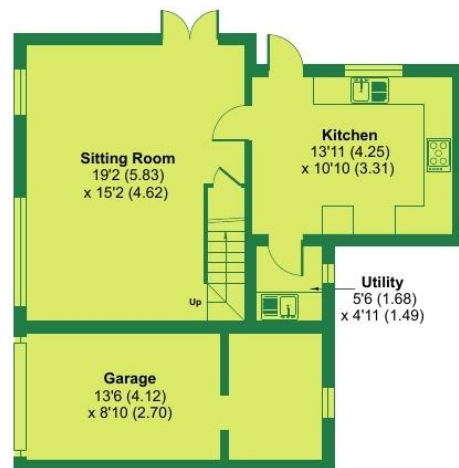
Annexe = 1047 sq ft / 97.2 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

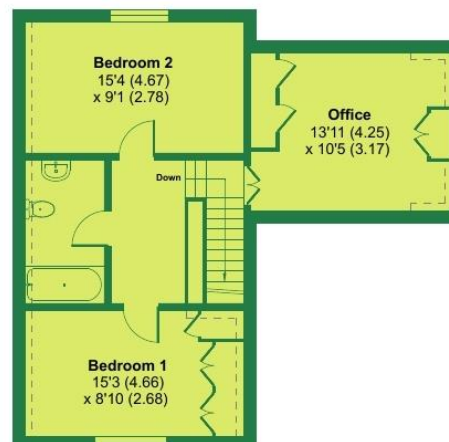
Garage = 181 sq ft / 16.8 sq m

Total = 3678 sq ft / 341.6 sq m

For identification only - Not to scale



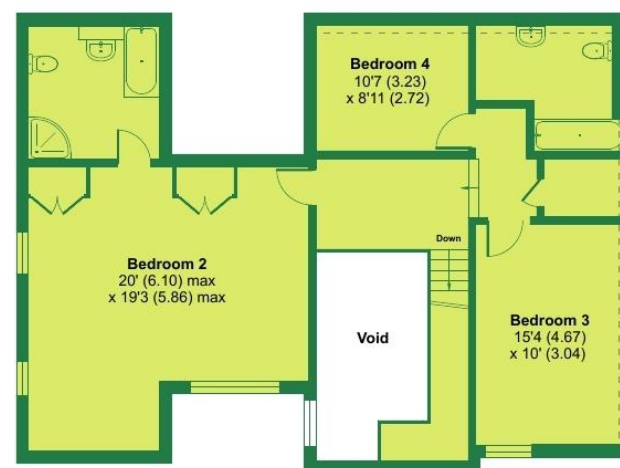
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///INDULGENT.SUNBEAM.LEAP

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private **Heating:** LPG

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band G **EPC:** D (68)

COUNCIL TAX ANNEXE: Band B **EPC ANNEXE:** D (65)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Predominantly brick and tile elevations with tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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