



125

— YEARS OF —

**Lambert
& Foster**



CORNFIELD COTTAGE
FLETCHING STREET, MAYFIELD, EAST SUSSEX, TN20 6TD



**Lambert
& Foster**

GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS 8 MILES | WADHURST STATION 5.5 MILES

CORNFIELD COTTAGE, FLETCHING STREET, MAYFIELD, EAST SUSSEX, TN20 6TD

A characterful four-bedroom Grade II Listed semi-detached cottage with front and rear gardens in a sought-after location in the popular village of Mayfield.

ASKING PRICE £650,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this refurbished Grade II Listed character cottage with picturesque gardens to the front a rear and set well back from the road in an ideal position in the sought-after village of Mayfield.

The property is set over three floors and includes, on the ground floor, a kitchen, large entrance hall, cloakroom and sitting/dining room. On the first floor you find two bedrooms, a cloakroom and a family bathroom while on the second floor are two further bedrooms.

Entering the property through the front door you find a large entrance hall with stairs leading to the first floor. To your left you enter a wonderful double aspect sitting/dining room with an angle nook fireplace with an open fire, exposed beams and sliding doors leading directly to the garden. There is ample room for a large dining table and you can also access directly into the kitchen. From the hallway straight ahead, you enter the kitchen, which has been tastefully refurbished with bespoke wall and floor shaker style kitchen cabinets, butler sink, breakfast bar area and direct access to the rear garden.

Taking the stairs to the first floor you find two double bedrooms, one with built in wardrobes, a family bathroom with tiled floors and walls, a large bath with overhead shower unit and heated towel rail. There is also a separate cloakroom. Stairs lead you to the second floor where there is another double bedroom with built in wardrobes a single bedroom.



DESCRIPTION CONTINUED

Outside, to the front is a pretty garden with hedging and mainly laid to lawn with steps leading up to the front door and an attractive seating area.

To the rear the garden includes a large, paved area, ideal for entertaining outdoors, a lawn and a variety of mature trees and shrubs.

The property is located just a few minutes' walk to Mayfield high street with its plethora of shops and amenities including the popular Middle House restaurant. Mayfield is perfectly located with quick access to Wadhurst train station which has main line links to London and Tunbridge Wells.

- Four bedrooms
- Grade II Listed
- Character features
- Modern kitchen
- Front and rear gardens
- Village location





FLOORPLANS

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



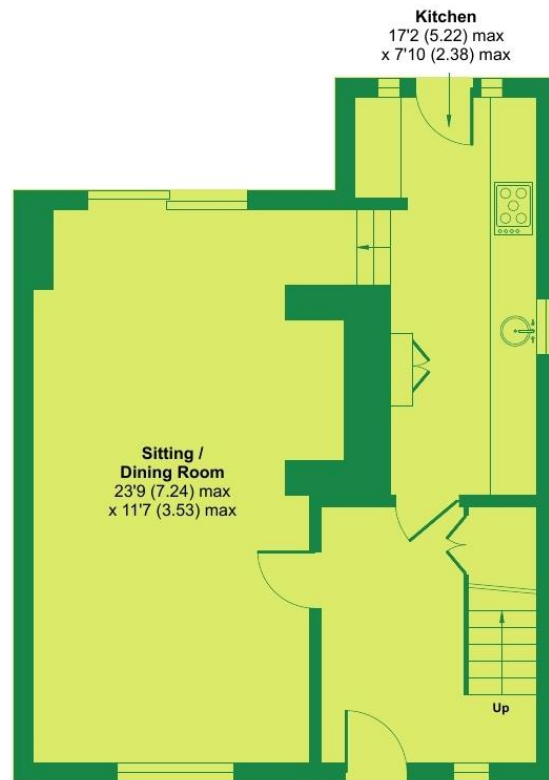
Fletching Street, Mayfield, TN20

Approximate Area = 1186 sq ft / 110.1 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1219 sq ft / 113.1 sq m

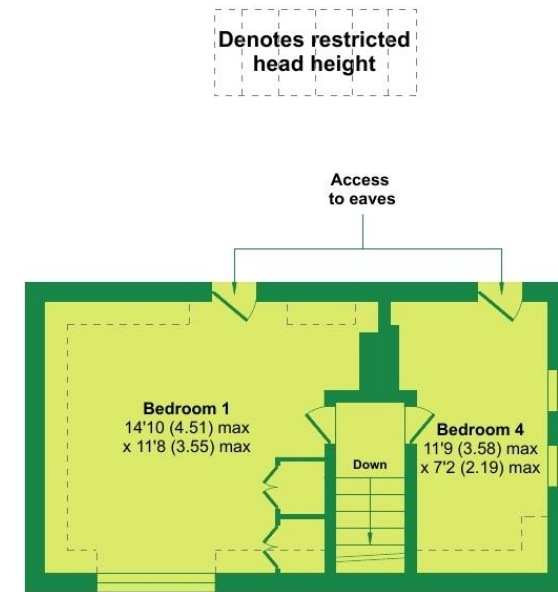
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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

WHAT3WORDS: ///FAIRNESS.UNPACKED.WITH

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Gas

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** NA

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick and tile hung 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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