

REAR VIEW

BROWNGATE COTTAGE, MAYFIELD ROAD
FRANT - OFFERS OVER: £575,000



**WOOD &
PILCHER**

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Browngate Cottage

Mayfield Road, Frant,
Tunbridge Wells, TN3 9HS

Main Entrance/Utility - Sitting Room - Kitchen/Diner
Lobby - Study - Downstairs Cloakroom - Four Bedrooms
En Suite Shower Room - Family Bathroom
Gardens & Patio - Large Hardstanding Area

A beautifully renovated and extended period detached cottage, offered chain-free and situated near the sought-after village of Frant. This charming home seamlessly blends character features with contemporary living. The spacious accommodation includes a generous sitting room, a stunning kitchen/diner with direct access to the landscaped garden, a practical study ideal for home working, and a downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms, including one with an en suite shower room, along with a large family bathroom. Outside, the landscaped gardens feature a large paved patio perfect for entertaining, as well as a generous hardstanding area and parking is on road. Enjoying a picturesque outlook over open countryside, this home has been meticulously renovated to offer both charm and modern comfort. Parking for the area is on road and our vendor informs us that there is a public lay-by opposite the property.

Glass panelled composite door opening into:

MAIN ENTRANCE/UTILITY ROOM

Wooden worktops, ceramic sink with ornate mixer tap, washing machine and tumble dryer. Storage cupboard housing Grant oil boiler, timber shoe storage area, tiled flooring and a window.

DOWNSTAIRS CLOAKROOM:

Victorian style wc, vanity wash basin with storage under, cupboard housing pressurised hot water system, part tiled walling, tiled flooring, extractor fan and a window.

KITCHEN/DINER:

Kitchen Area:

A country style kitchen featuring a range of wall and base units with wooden worktops/brick upstands over incorporating a ceramic sink with boiling hot water/mixer tap. Appliances include an eye level combination microwave with double oven under, five-ring gas hob with extractor fan, integrated fridge/freezer, integrated dishwasher and a wine fridge. Breakfast bar with wooden worktops and seating area below, tiled flooring with underfloor heating and a window.

Dining Area:

Plenty of space for dining table and chairs, tiled flooring with underfloor heating, large window and bifold doors opening out to a patio and garden beyond.



SITTING ROOM:

Fireplace incorporating a Clearview wood burning stove with flue, log store area, brick surround and oak beam bressummer. Ample space for sofa seating, column radiator, fitted carpet, stairs to first floor, understairs storage cupboard and two windows.

LOBBY:

Currently used as a bar with wooden worktops and storage below.

STUDY:

Feature fireplace with brick surround and hearth, ornate side lamps, column radiator, tiled flooring and a window.

FIRST FLOOR LANDING:

Fitted carpet and doors to:

MAIN BEDROOM:

Built-in wardrobe cupboards, vaulted beamed ceiling, fitted carpet, radiator, doors opening to a Juliet balcony with wooden balustrade and door into:

EN SUITE SHOWER ROOM:

Tiled double enclosure with rainfall showerhead and additional shower attachment, Victorian style low level wc and cistern, twin sinks with mixer taps, granite heated towel rail, laminate flooring and a window.

BEDROOM:

Recessed fireplace with iron basket and brick surround, recessed wardrobe cupboard, fitted carpet, radiator and a window.

BEDROOM:

Built-in wardrobe, vaulted beamed ceiling, column radiator, fitted carpet and a window.

BEDROOM:

Vaulted beamed room with fitted carpet, column radiator and a window.

FAMILY BATHROOM:

Tiled double enclosure with rainfall showerhead and separate shower attachment, rolltop clawfoot bath with side taps and shower attachment, Victorian style low level wc and cistern, vanity wash basin with storage under, granite heated towel rail, wood laminate flooring, beamed ceiling and an obscured window.

OUTSIDE:

The main area of garden features a large stone paved patio with plenty of space for outside furniture and ideal for entertaining. In addition, there is a raised area with an expanse of lawn, a timber shed and a wooden access gate. The paved patio continues to the other side of the property where you will find a further expanse of lawn and a timber gate leading to a large hardstanding area enclosed by a brick surround and timber fencing. Parking for the area is on road and our vendor informs us that there is a public lay-by opposite the property.



SITUATION:

The property is located towards the outskirts of the village of Frant with its well regarded primary school, general store, two lovely village pubs, picturesque village green and nearby station. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately 4 miles distance. Tunbridge Wells offers the Royal Victoria Place Shopping Mall and the Calverley Road Pedestrian Precinct along with the historic Pantiles. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the South Coast. In general the East Sussex/Kent area is well served with good schooling both state and independent for a wide range of age groups. There are a host of recreational facilities as well as access to nearby countryside and villages, with the larger village of Wadhurst approximately 3 miles away with a further main line railway station.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Oil

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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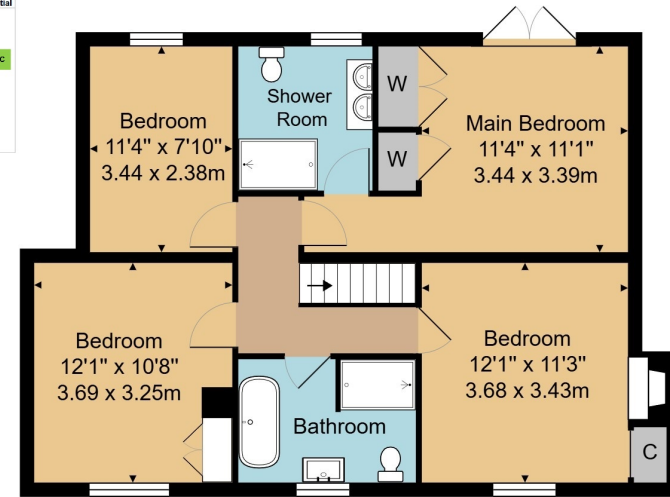
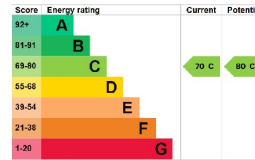
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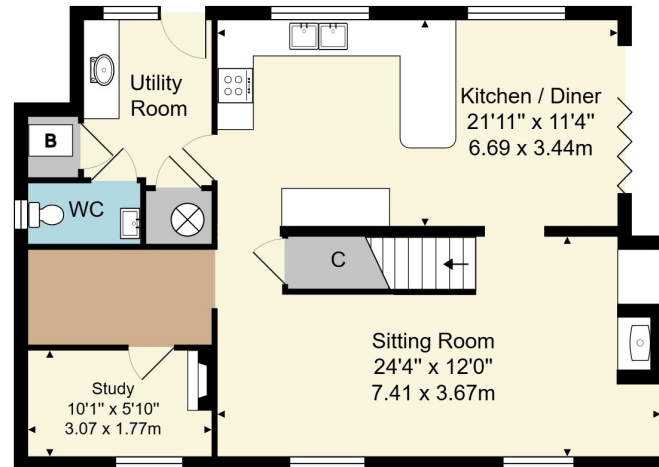
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First Floor



Ground Floor

Approx. Gross Internal Area 1542 ft² ... 143.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.