



Oakwood Piccadilly Lane, Mayfield
Mayfield

£1,350,000
MANSELL
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Oakwood Piccadilly Lane

Mayfield, Mayfield

Located in a fabulous rural position, a stunning four bedroom (three bath/shower rooms) detached barn conversion with a detached two bedroom cottage occupying gardens and grounds extending to one acre positioned on the outskirts of this picturesque village.

Council Tax band: G

Tenure: Freehold

- Beautifully positioned 4 bedroom barn conversion with a detached 2/3 bedroom cottage and approx 1 acre
- Fabulous rural location on outskirts of this picturesque village with stunning country views
- Both dwellings updated and modernised throughout to a high specification
- Ideal for multi-generational living/rental income potential
- 2,500 sq ft accommodation in main barn with exposed timbers and wonderful views
- Offered for sale with no on-going chain



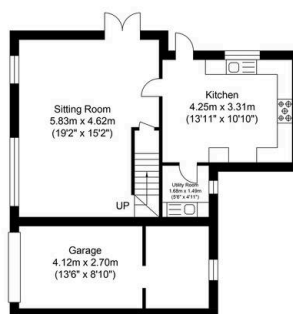


Oakwood Piccadilly Lane

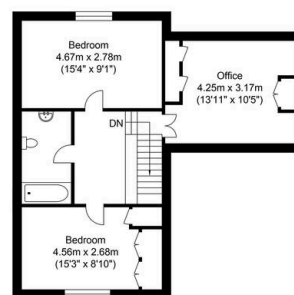
Mayfield, Mayfield

Located in a fabulous rural position, a stunning four bedroom (three bath/shower rooms) detached barn conversion with a detached two bedroom cottage occupying gardens and grounds extending to one acre positioned on the outskirts of this picturesque village. This handsome barn conversion has been extensively modernised and greatly improved with characterful accommodation extending to 2,400 sq. ft. Within the grounds is an equally impressive two/three bedroom detached cottage which offers 1,047 sq. ft. of accommodation and provides ideal facilities for a relative/multi-generational living. The gardens and grounds surround the property on all sides and provide a spectacular backdrop with large expanses of rolling lawn interspersed and flanked with a wide variety of mature shrubs and trees and affording fabulous rural views across the surrounding farmland and rolling countryside, the total plot extends to approximately one acre. The main house is beautifully presented and comprises in brief, a fine double height reception hallway with a wealth of exposed beams, a magnificent open plan triple aspect sitting/dining room with central double sided wood burner and French doors opening directly to the gardens and grounds, a large open plan and bespoke kitchen/breakfast room with central island and range cooker, a generous sized utility room and a large ground floor double bedroom with en-suite shower room. From the reception hall, a staircase ascends to a large first floor landing, a

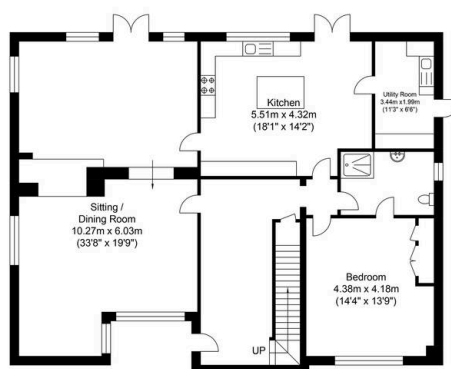




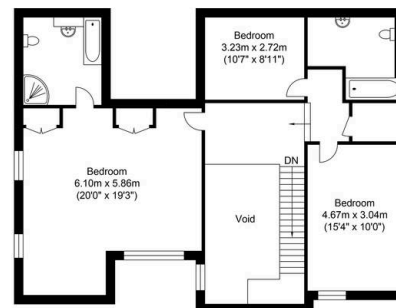
Annexe Ground Floor
Approximate Floor Area
719.24 sq ft
(66.82 sq m)



Annexe First Floor
Approximate Floor Area
507.84 sq ft
(47.18 sq m)



Ground Floor
Approximate Floor Area
1558.61 sq ft
(144.80 sq m)



First Floor
Approximate Floor Area
835.27 sq ft
(77.60 sq m)

Approximate Gross Internal Area (Including Garage / Excluding Void) = 336.40 sq m / 3620.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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