



TEW COT, WEST STREET

MAYFIELD - £460,000

Tew Cot, West Street, Mayfield TN20 6DR

**Sitting Room With Wood Burning Stove -
Kitchen/Diner - Utility Area- Downstairs
Bathroom - Downstairs Bedroom - Spacious
First Floor Bedroom With Stunning Views -
Landscaped Rear Patio Garden With Pergola
And Flower Beds**

A charming two bedroom Grade II listed end-of-terrace cottage we believe dates back to circa 1700s and being situated just a few hundred metres from Mayfield Village High Street. The property features a number of beamed ceilings and walls and a wood burning stove in the sitting room. The kitchen/diner looks straight onto the garden and enjoys far reaching views across the Sussex countryside. The cottage also offers flexible living with one bedroom on the ground floor and one on the first floor.

SITTING ROOM:

Dual aspect with window to the front and double glazed window to the side. Wooden front door. Beamed ceiling and wall. Feature fireplace with wood burning stove. Radiator.

KITCHEN/DINER:

Double glazed windows and double glazed door overlooking the garden with far reaching views across the Sussex countryside. Range of cream fronted matching wall and base units. Granite worktops with inset butler sink and inset electric hob with filter hood above. Built-in double oven. Space for slimline dishwasher. Inset spotlights. Tiled floor. Radiators.

UTILITY AREA:

Space and plumbing for washing machine and upright fridge/freezer plus vented area for tumble drier. Cupboard housing the 'Vaillant' gas-fired combination boiler.



BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with chrome mixer tap and shower attachment and folding glass screen. WC. Wash basin with drawers under. Part-tiled walls. Tiled floor. Heated towel rail. Inset spotlights. Extractor fan.

GROUND FLOOR BEDROOM:

Dual aspect with double glazed window to the rear and window to the front. Inset spotlights. Radiator.

Wooden staircase leading to:

FIRST FLOOR BEDROOM:

Triple aspect with double glazed sash window to the front and further windows to the side and rear with stunning views. Beamed ceiling and wall. Built-in wardrobes/cupboards. Radiators.

EN-SUITE SHOWER ROOM:

Window. Shower cubicle. WC with concealed cistern. Wash basin with cupboards under.

OUTSIDE:

There is a landscaped garden to the rear with pergola and a variety of shrub and flower beds with apple, pear and peach trees. Wood store. Gardeners shed and store.

SITUATION:

The historic village of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX:

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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

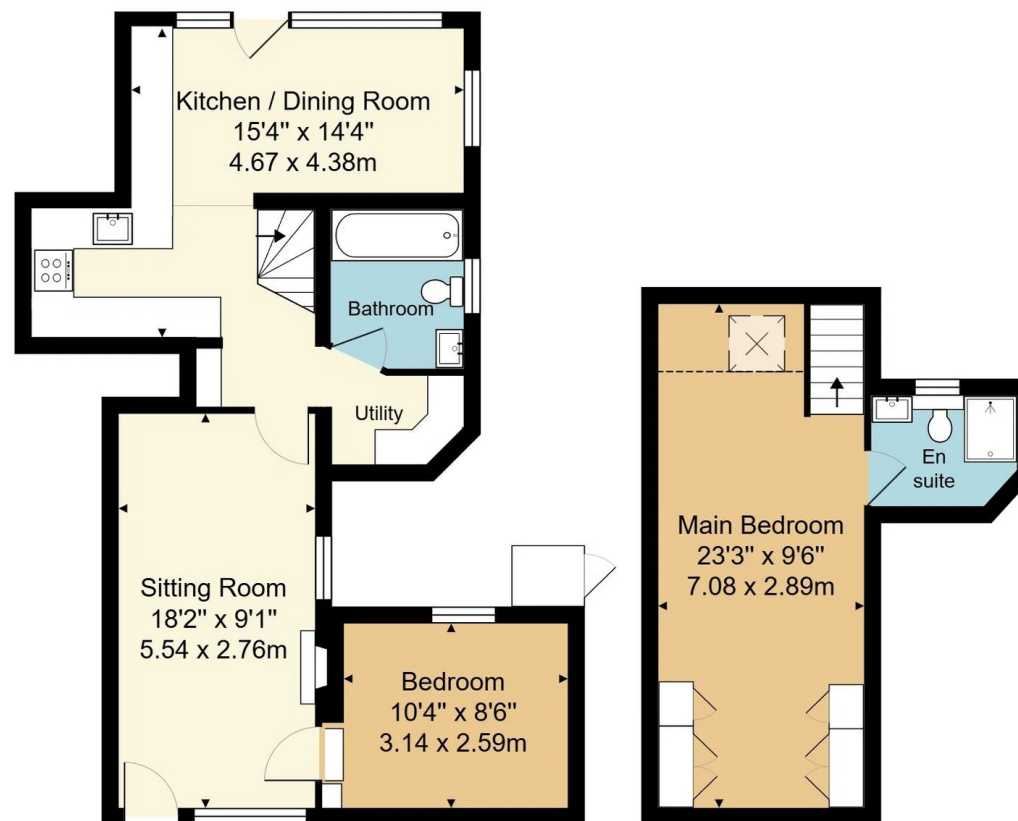
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

AGENTS NOTE:

We understand the two cottages to the left have a right of way across the rear garden for dustbin and gardening purposes. We also understand the property has a flying freehold.

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.



Ground Floor

First Floor

Approx. Gross Internal Area 821 ft² ... 76.3 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.



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