



burnett's

Individual Property : Individual Service



Summerfield House, The Walled Garden, Trulls Hatch, East Sussex. TN6 3QL

Offers in the Region of: £1,195,000 FREEHOLD



Summerfield House, The Walled Garden, Trulls Hatch, TN6 3QL

Offers in the Region of: £1,195,000 FREEHOLD

A rather striking, unique, contemporary and spacious detached house enjoying flexible accommodation over three floors, with 5/6 bedrooms, two en-suites, bathroom, and vast open plan living space, PV solar generation, South West facing, part walled gardens, ample parking and a double garage within an exclusive gated and walled development housing just two houses. NO CHAIN. EPC Rating C

Summerfield house forms one of two striking detached houses designed by renowned architects rockets (Hazel McCormack Young) constructed in around 2018 to provide spacious open plan, family orientated accommodation arranged over three floors with photovoltaic solar panels installed on the zinc roofs, aluminium double glazed windows and under floor heating throughout the ground floor.

The front door lead into the bright and spacious reception hall with doors to the cloakroom, plus a coat cupboard. There is also a generous utility room, with ample storage and space for appliances.

Beyond is the triple aspect, open plan sitting/dining/kitchen area with a built in fireplace to the sunken living room space, that also enjoys impressive floor to ceiling, sliding glass doors



accessing the garden. The dining area enjoys an outlook over the gardens and the kitchen provides all the mod cons one would expect from a modern house, with a central island and several integrated appliances, window to front and a door to the side out to the garden.

Stairs from the corner of the living space leads to the first floor, providing four double bedrooms, including the double aspect main bedroom with a

good sized en-suite shower room and a generous family bathroom.

The second floor provides two further bedrooms, one with an en-suite and extensive storage areas in the eaves. It is considered that this area can easily form a nanny-suite, if required, or a sensible, tucked away home office!

Externally the property has brick, zinc and timber clad elevations beneath asymmetric zinc roofs

with the aforementioned solar panels and anthracite aluminium windows. There is ample block paving creating parking for several cars, and access to a double garage, now forming a store room.

The rear garden has a large decked patio immediately behind the drawing room, with low walls and steps up to the almost level lawn which is wall and fence enclosed and South west facing. The gardens have matured well over the last few years, offering privacy yet also scope to be landscaped further.

The property is situated in the hamlet of Argos Hill, three miles or so from Mayfield High Street, with direct access to footpaths and bridleways, linking the various lanes to the Village.

The nearest shop is the Cuckoo Line Stores at the bottom of Yew Tree Lane, opposite the entrance to Trulls Hatch. In Mark Cross, one mile distant, is a pub, garden centre with farm shop and excellent primary school and private nursery.

Mayfield, as the nearest village for shopping, provides a small supermarket, butcher, baker, chemist, greengrocer/deli, wine shop, hair salons, clothes shops and post office. There are churches of various denominations, period inns and a Primary School as well as the very well-regarded Mayfield School for Girls. For more comprehensive



facilities Royal Tunbridge Wells is approximately 7 miles to the north.

The nearest Main-line Rail Service is at Wadhurst, providing a fast and regular service to London Charring Cross, London Bridge and Canon Street. Crowborough station is also within approximately 4 miles. Gatwick is within 30 miles, and the A21, north of Tunbridge Wells provides convenient access to the M25.

There is an excellent choice of education facilities within the general area catering for both the private and state sector. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing at the coast and Bewl Water Reservoir. Mayfield village has its own tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

MATERIAL INFORMATION:

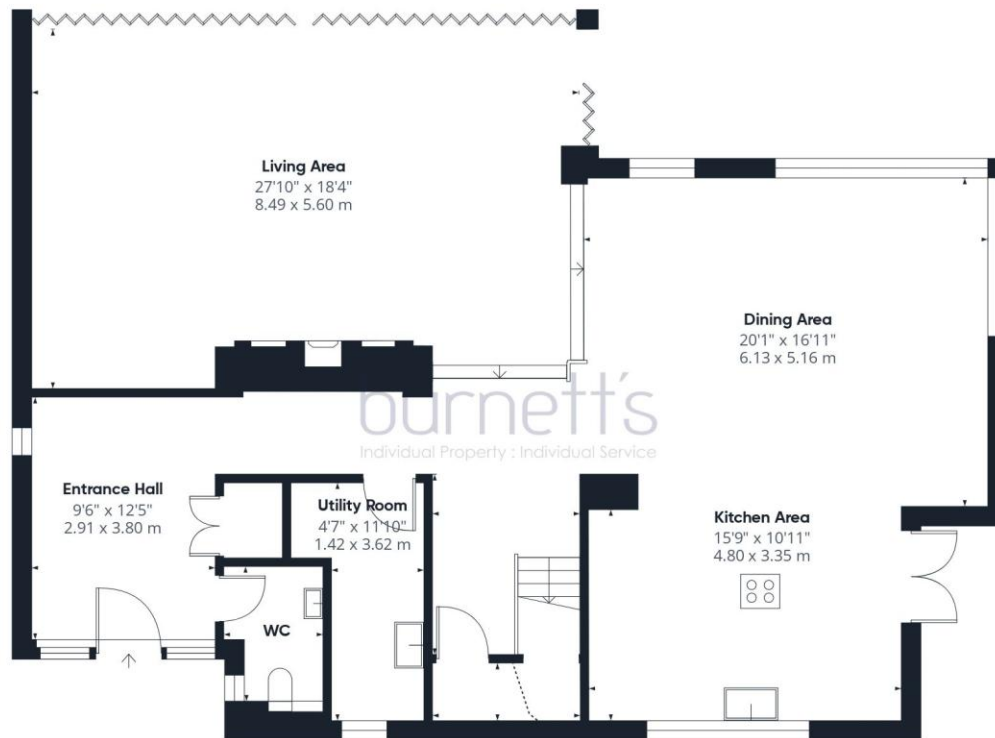
Council Tax Band G (rates are not expected to rise upon completion)
Mains electricity, gas and water. We understand that there is a shared private drainage system.
The property forms brick, block and timber construction with zinc and timber clad elevations & a zinc roof.
We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.
The property is located within the AONB.
The title has restrictions and easements, we

suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: we are informed that ultrafast broadband is available at the property.
There is variable mobile coverage from various networks.
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses or extensions at any neighbouring properties.

The property does have low step access and could be accessibility friendly.



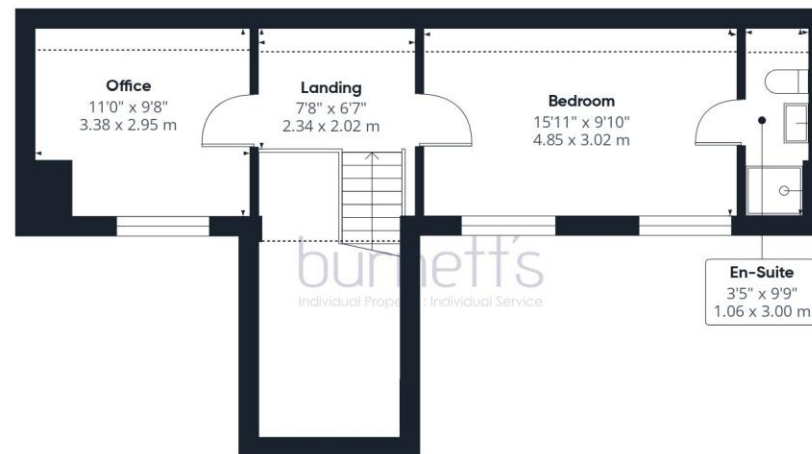
Energy performance certificate (EPC)			
Summerfield House The Walled Garden Trulls Hatch, Argos Hill, Rotherfield CROWBOROUGH TN6 3QL	Energy rating	Valid until:	22 October 2027
	B	Certificate number:	9350 2840 7003 9623 4511
Property type		Detached house	
Total floor area		267 square metres	



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2706 ft²

251.4 m²

Reduced headroom

60 ft²

5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287



Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
Registered Offices: 3 Church View House, High Street, Mayfield TN20 6AB

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.