



MERMAID COTTAGE
OLD LANE, MAYFIELD, EAST SUSSEX, TN20 6AU



**Lambert
& Foster**

WADHURST STATION 5 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 24 MILES

MERMAID COTTAGE, OLD LANE, MAYFIELD, EAST SUSSEX, TN20 6AU

A beautifully presented detached two-bedroom cottage, tucked away in a private position along a quiet private road in the heart of the highly sought-after village of Mayfield, offering off-road parking, a private courtyard style garden and well-balanced accommodation arranged over two floors.

ASKING PRICE £450,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented detached two-bedroom cottage, tucked away in a private position along a quiet private road in the heart of the highly sought-after village of Mayfield, offering off-road parking, a private courtyard style garden and well-balanced accommodation arranged over two floors. Offered to the market chain free.

Formerly a coach house, the property has been well maintained and is presented in excellent condition throughout, with bright and neutral décor creating a light and airy feel across the accommodation. Extending to approximately 882 sq. ft including restricted head height areas, the house offers a flexible layout ideally suited to a range of buyers including downsizers, professional couples, first time buyers, investors or those seeking a low-maintenance lock-up-and-leave home.

The accommodation on the ground floor comprises an impressive dual aspect sitting/dining room with ample space for both seating and dining areas, enjoying plenty of natural light and views across the garden. The modern fitted kitchen is finished with a range of contemporary gloss units, integrated appliances and ample worktop space, with a door providing direct access outside.

Also located on the ground floor is a second bedroom, which could equally serve as a guest room, home office or additional reception room depending on requirements, together with a modern family bathroom fitted with a white suite including an over bath shower.



To the first floor is a generous principal bedroom featuring attractive vaulted ceilings, a dormer window and useful eaves storage, creating a particularly characterful and spacious principal room.

Externally, the property benefits from private gravelled off-road parking to the front together with an enclosed courtyard style garden offering a private and low-maintenance outdoor space ideal for outside dining and entertaining.

The property occupies a particularly convenient yet tucked away position within easy walking distance of the centre of Mayfield, one of East Sussex's most desirable villages. Mayfield offers an excellent range of amenities including independent shops, cafés, pubs, restaurants, a pharmacy, delicatessen, convenience stores and a well-regarded village primary school. The village is also home to the highly regarded Mayfield School together with nearby preparatory schools in the surrounding area.

For commuters, nearby Wadhurst and Crowborough stations provide regular rail services to London Bridge, Charing Cross and Cannon Street, while the A21 offers convenient road connections towards Tunbridge Wells, the M25 and wider motorway network. The surrounding area is renowned for its attractive countryside, walking routes and access to the High Weald Area of Outstanding Natural Beauty.





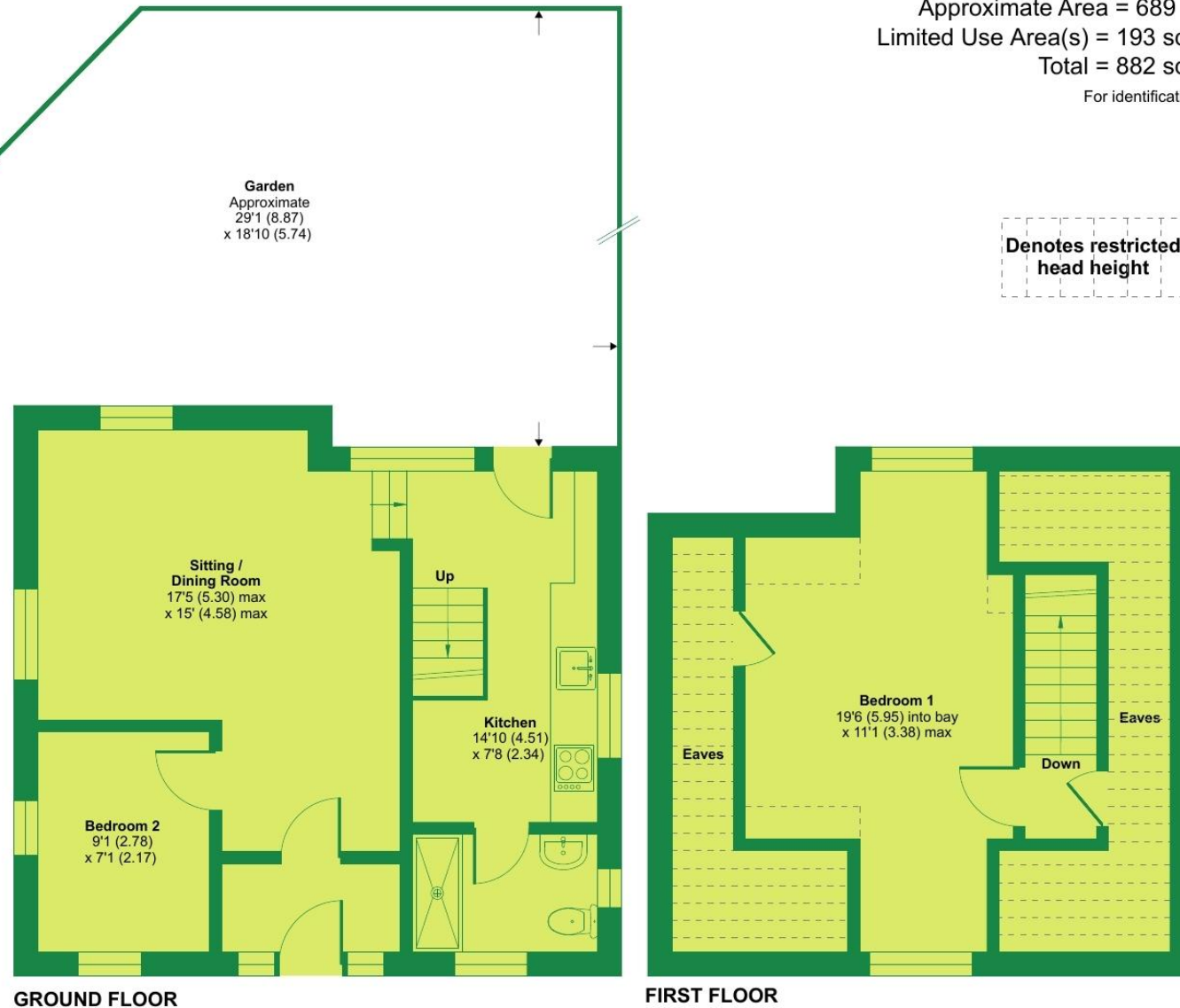
FLOORPLANS

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

Mermaid Cottage, Old Lane, Mayfield, TN20 6AU

Approximate Area = 689 sq ft / 64 sq m
Limited Use Area(s) = 193 sq ft / 17.9 sq m
Total = 882 sq ft / 81.9 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///ENVOY.VIES.INSTANT

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains 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.wealden.gov.uk

COUNCIL TAX: Band C **EPC:** C (72)

SERVICE CHARGE: Private road maintenance service charge £50 PA per vehicle.

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

PHYSICAL CHARACTERISTICS: Brick elevations & 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.

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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Hillhurst Farm, Stone St,
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