



burnett's

Individual Property : Individual Service



Mabrook, Roselands Avenue, Mayfield, East Sussex. TN20 6EB

Offers Over: £995,000 FREEHOLD



Mabrook, Roselands Avenue, Mayfield. TN20 6EB

Offers Over: £995,000 FREEHOLD

A fabulous, unique and beautifully presented detached family house, offering flexible accommodation to include 4 bedrooms, 3 bathrooms, large open-plan kitchen/dining/family room, separate sitting room and a home office/studio/annex with a further bathroom, set within landscaped gardens with parking and a garage. EPC Rating: C

This sensational four-bedroom, four bathroom detached house offers a unique blend of contemporary style and versatile living space, having been extensively modernised and thoughtfully extended by the current owners.

The property is beautifully decorated throughout and boasts an exceptional open plan kitchen/dining/family space. There are four bedrooms, three en-suites, and a fourth bathroom servicing a multi-functional space that could form an annex/home office/gym/studio and is currently used as a games room.

One enters via the covered walkway between the house and the garage, into the sensational kitchen, featuring a hand built kitchen, with numerous integrated appliances, to include a coffee machine, dishwasher, ovens, microwave, hob, fridge/freezer and larder unit, tiled floor with under floor heating, modern windows, bi-fold doors, and roof lights with electric blinds, creating a bright and inviting atmosphere ideal for both family life and entertaining.



Also on the ground floor is a separate sitting room with a wood burner, providing a cosy retreat, and a separate WC.

Off the sitting room is the main entrance hall and stairwell to the first floor. Accessed off this hallway are three double bedrooms, two of which have their own en-suite bathrooms, including a steam/jet shower, complete with a built in music system and lighting.

Also on the ground floor is the multi-functional additional space, that could easily serve as a games room, or gym, studio or home office

catering to a variety of needs, and a further shower room. It is considered that this area, plus the garage, could form annexe accommodation, subject to any necessary consents.

Upstairs, the first floor hosts a sole, yet exceptional principal bedroom with a dressing area and en-suite shower room, with views over the rear garden and the valley to the front.

The outside space is equally impressive, with beautifully landscaped gardens featuring a combination of paved patios and a charming courtyard, complete with an outdoor kitchen,

perfect for al fresco dining and summer gatherings. The property benefits from ample parking and a garage, ensuring plenty of space for vehicles and storage.

Mature planting and well-tended lawns provide privacy and tranquillity, while the setting on a private road offers seclusion and exclusivity. This remarkable home presents an outstanding opportunity to enjoy modern country living in a sought-after location, with all the advantages of contemporary design and generous outside space.

Location:

The property is located away from the main road, down a Private no-through road, approximately a mile from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, post office, butcher, greengrocer, baker, pharmacy, florist, and deli as well as a GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School for Girls secondary school.

For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities



include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:

Council Tax Band F. Rates are expected to increase upon completion.

Mains Gas, electricity, water and sewerage. The property is believed to be of brick/block and timber construction with a tiled 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.

Mobile Coverage: There is (limited) mobile coverage from various networks.

We are not aware of any mining operations in the area.

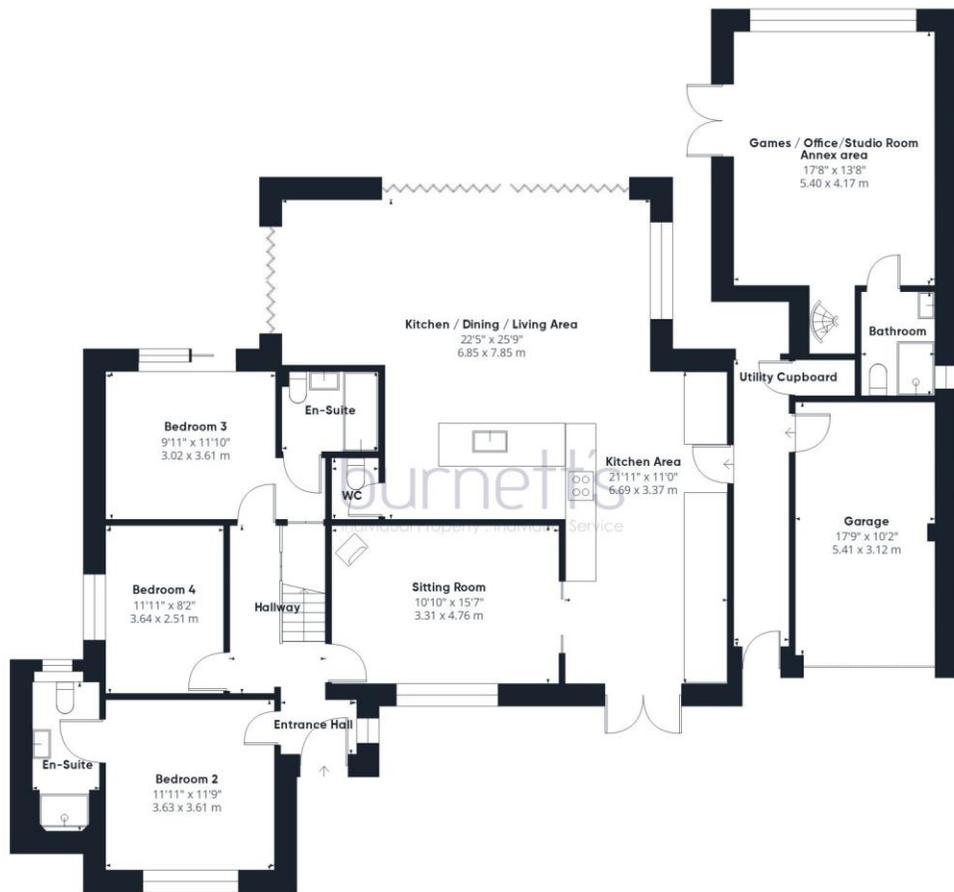
We are aware of planning permission for two new houses in Roselands Avenue, which we believe will have little impact upon the property.

The property has step free accommodation.

The property is subject to an annual charge for the upkeep of the private road.



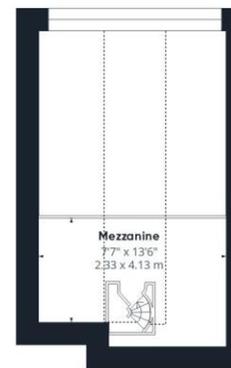
| Energy performance certificate (EPC) | | | |
|-----------------------------------------------------|-------------------|---------------------|--------------------------|
| Mabrook Roselands Avenue MAYFIELD TN20 6EB | Energy rating | Valid until: | 26 February 2036 |
| | C | Certificate number: | 0618-8006-2002-0122-6806 |
| Property type | Detached house | | |
| Total floor area | 181 square metres | | |



Ground Floor



Floor 1



Approximate total area⁽¹⁾

2579 ft²

239.6 m²

Reduced headroom

174 ft²

16.2 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.