



A semi-detached property within the Village of Mayfield, in need of modernisation throughout and with great potential to extend (STPP) and add off road parking, currently enjoying two bedrooms, bathroom, kitchen, WC, sitting/dining room plus front and rear garden with lovely views to the rear. NO CHAIN.

EPC Rating D

Offers in Excess: £325,000 Freehold

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



# 8 Dunstans Croft,

## Mayfield TN20 6UH

### Offers in excess of £325,000 Freehold

8 Dunstan's Croft is located in a quiet Cull-de-sack in the village of Mayfield. The property requires renovation and updating throughout, and offers considerable scope to extend, subject to the necessary planning consents.

One enters the porch leading to an additional entrance door to hallway, which includes alcove storage to the right of the entrance.

The kitchen has a window facing the rear garden. There is ample space to design and create a modern kitchen. A door leads to the side, providing a further door to the side garden, but also doors to a pantry cupboard allowing for additional storage, and opposite there is a downstairs WC, comprising a WC and window to side.

The sitting/dining room offers a great space with plenty of light with a window to front and glass doors to the rear conservatory/garden room. There is currently a gas fire within the fireplace, with an original back-boiler behind it. Built in cupboards have been constructed into the recesses.

Glass panelled doors lead to garden room/conservatory. A sliding glass panelled door features to the rear of the room offering access to the patio/garden and views to the fields beyond.

Stairs leads from the hallway to the first floor landing. The bathroom is located upstairs complete with bath featuring overhead shower, sink and storage cupboards. A window overlooks the rear garden and views.

Bedroom One is accessed from the landing, featuring built in storage cupboards and a large window to front, facing the central green.

Bedroom two features a window looking to the front of the property with a built in wardrobe above the stairs.

The property consists of a front garden, with hedges on each boundary side and stone wall to front and a front gate. Flower beds with shrubs are supported by a constructed brick wall creating a raised boarder surrounding the front patio. It is considered that there is ample scope to add off road parking here, as many other houses have done previously.

A paved side path leads to the front door and continues through a metal gate leading to the rear garden. The garden requires renovation to walls, paving and pathways, mature plants, shrubs and trees surround. There is an abundance of opportunity to create an idyllic garden for one to enjoy.

The property is situated within the cul-de-sac called Dunstans Croft.

Originally built by the Church, the houses are built around a central grass area, forming an ideal area for local children to play as well as privacy for all the houses.

Dunstan's Croft is private and peaceful, one could easily access the village via the footpath behind the Rose and Crown pub, only approximately 350 yards from the house.

The 16th Century beauty of Mayfield High Street is approximately 1/4 of a mile away. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as 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 D (rates are not expected to rise upon completion).

Mains gas fired heating, electricity, water and sewerage.

The property is believed to be of brick/block construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor 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 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 / extensions at any neighbouring properties.

The property does have step free access



Approximate total area<sup>m</sup>  
71 m<sup>2</sup>  
766 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE360

### Energy performance certificate (EPC)

8 Dunstons Croft MAYFIELD TN20 6UH	Energy rating	Valid until:	9 April 2036
	<b>D</b>	Certificate number:	0300-2642-1640-2806-4065

Property type

Semi-detached house

Total floor area

76 square metres



