



LITTLE OAK, MAYFIELD ROAD  
ROTHFIELD - GUIDE PRICE £760,000



# Little Oak

Mayfield Road, Rotherfield,  
Crowborough, TN6 3LS

**Entrance Porch - Entrance Hall - Bedroom - Wet Room**  
**Sitting Room - Dining Room – Conservatory - Kitchen**  
**Utility Room - Three Further Bedrooms - Family Bathroom**  
**Separate WC - Off Road Parking - Carport Front Area of**  
**Garden & Westerly Facing Rear Garden**

Occupying an elevated position close to the popular village of Rotherfield, this attractive 1930s detached house is presented in excellent decorative order and offers spacious, adaptable accommodation ideal for modern family life. The property features a welcoming entrance hall, a bright dual-aspect sitting room with a feature fireplace, a conservatory and a stylish modern kitchen that opens directly to the dining room and utility area. A further advantage is the ground-floor bedroom and wet room, providing flexibility for guests or multi-generational living. On the first floor, there are three bedrooms, two benefiting from built-in wardrobes, a family bathroom, and a separate WC. Outside, the front of the property offers a driveway with off-road parking and a carport, while the west-facing rear garden enjoys a generous patio adjoining the house, ideal for relaxing or entertaining.

#### ENCLOSED ENTRANCE PORCH:

Coats and Boot store areas, radiator and leaded glass panelled timber front door opening into:

#### ENTRANCE HALL:

Stairs to first floor, radiator, carpet as fitted and wall mounted alarm.

#### BEDROOM:

Radiator, carpet as fitted and window to front.

#### WET ROOM:

Integrated shower unit, dual flush low level wc, vanity sink with storage under, shaver point, mirrored wall, chrome heated towel rail, flooring and obscured window to front.

#### SITTING ROOM:

Bay window to front with sofa seating area, radiator, carpet as fitted and a window to side.



An archway opens with access to a further area featuring a fireplace incorporating a wood burning stove with oak bressumer, brick surround and slate hearth, further sofa seating area, radiator, carpet as fitted, window to side and sliding patio doors to Conservatory.

#### **CONSERVATORY:**

Tiled flooring, ceiling windows and double doors opening to rear patio.

#### **KITCHEN:**

Range of wall and base units with composite worktops/tiled splashback over and incorporating a one and half bowl stainless steel sink with swan mixer tap and drainer. Appliances include a 4-ring ceramic hob with extractor fan above, eye level oven and an integrated dishwasher. Flooring and window to front.

#### **DINING ROOM:**

Radiator, carpet as fitted and double doors opening to rear patio.

#### **UTILITY ROOM:**

Space for washing machine, tumble dryer and double fridge/freezer. Radiator, window to rear and door into Conservatory.

#### **FIRST FLOOR LANDING:**

Tall storage cupboard, radiator, carpet as fitted and window to side.

#### **BEDROOM:**

Fitted wardrobe cupboards, radiator, carpet as fitted and bay window to front.

#### **BEDROOM:**

Fitted wardrobe cupboards, radiator, carpet as fitted and two windows to rear.

#### **BEDROOM:**

Radiator, carpet as fitted and window to rear. (Dropdown wooden ladder with access to loft space which currently houses the Worcester Bosch gas boiler and two hot water tanks).

#### **FAMILY BATHROOM:**

Panelled bath with shower attachment over and tiled surrounds, vanity wash basin, flooring, radiator, extractor fan, mirrored wall and window to front.

#### **WC:**

Dual flush low level wc, radiator and obscured window to side.

#### **OUTSIDE FRONT:**

A large tarmacadam driveway provides off road parking and leads to a carport. In addition is an area of lawn accompanied by a selection of mature planting. Gate with side access to rear garden.



**OUTSIDE REAR:**

The westerly facing rear garden benefits from a large patio adjacent to the property with the remainder of the garden being principally laid to lawn. In addition is an attractive Arbor, raised beds, compost area and a selection of trees.

**SITUATION:**

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

**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](http://www.gov.uk)

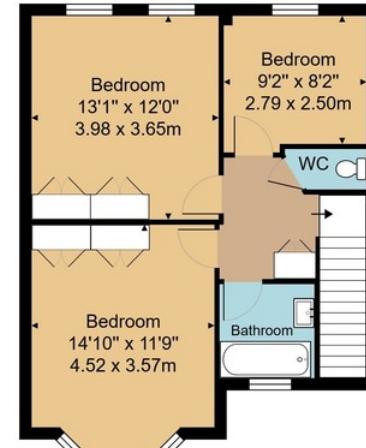
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

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.



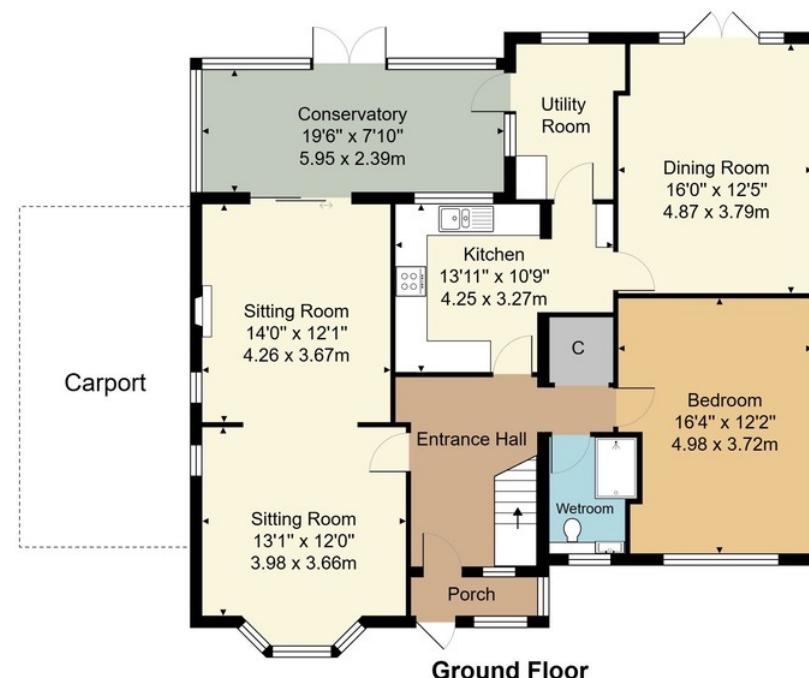
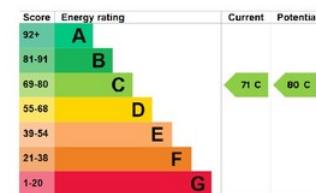
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First Floor

Approx. Gross Internal Area

1884 ft<sup>2</sup> ... 175.1 m<sup>2</sup>



Ground Floor

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.