



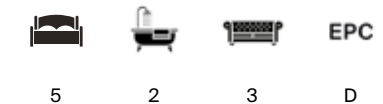
# BROCKFIELD

Mayfield Lane, Wadhurst, East Sussex



## A MOST ATTRACTIVE DETACHED FAMILY HOME

This wonderful period home is located in a sought-after position, just over half a mile from the small market town of Wadhurst. The property offers substantial and well-proportioned accommodation as well as delightful mature gardens.



Local Authority: Wealden District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Private drainage.

Wadhurst town 0.7 of a mile. Wadhurst station 1.1 mile (London Bridge from 54 minutes). Tunbridge Wells 6.5 miles (London Bridge from 44 minutes). Gatwick airport 29 miles.

Postcode: TN5 6HX [www.what3words.com/doubts.hoped.mute](http://www.what3words.com/doubts.hoped.mute)



## SOUGHT-AFTER LOCATION, CLOSE TO AMENITIES

The property is situated on the popular Mayfield Lane, only just over half a mile from the sought-after small market town of Wadhurst and within the High Weald National Landscape Area. Wadhurst is well served with shops and amenities for everyday needs as well as a mainline station (just over one mile away) providing an excellent commuter service to London. The pretty 16th Century village of Mayfield also provides a good range of local shops, post office, bank and pubs with a more comprehensive range of facilities available at Tunbridge Wells. There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield School (girls), Holmewood House Preparatory at Langton Green, Vinehall in Robertsbridge, Marlborough House and St Ronan's in Hawkhurst, Uplands Community College in Wadhurst and grammar schools (boys and girls) in Tunbridge Wells and Tonbridge.



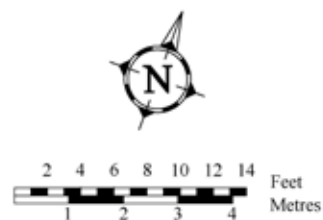


## SUBSTANTIAL FAMILY SPACE WITH DELIGHTFUL GARDENS

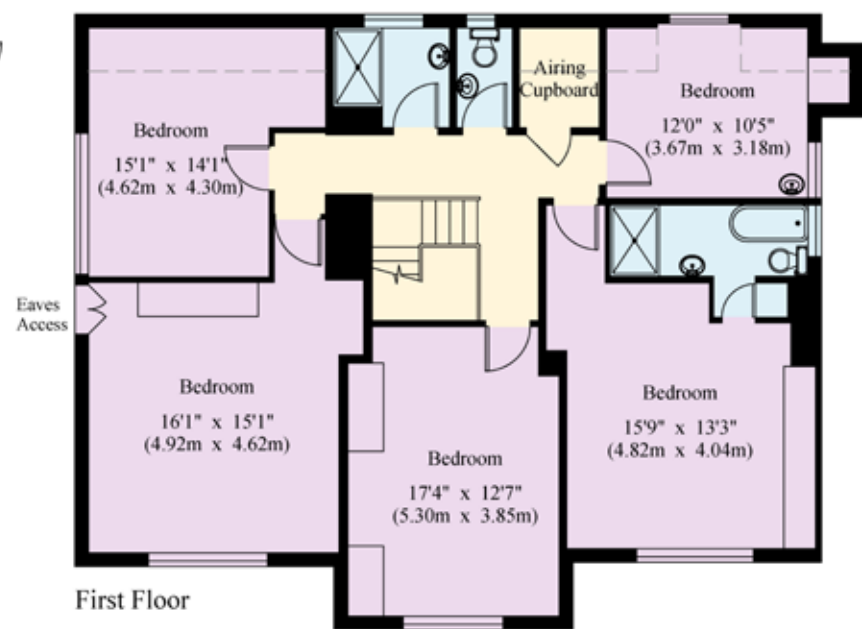
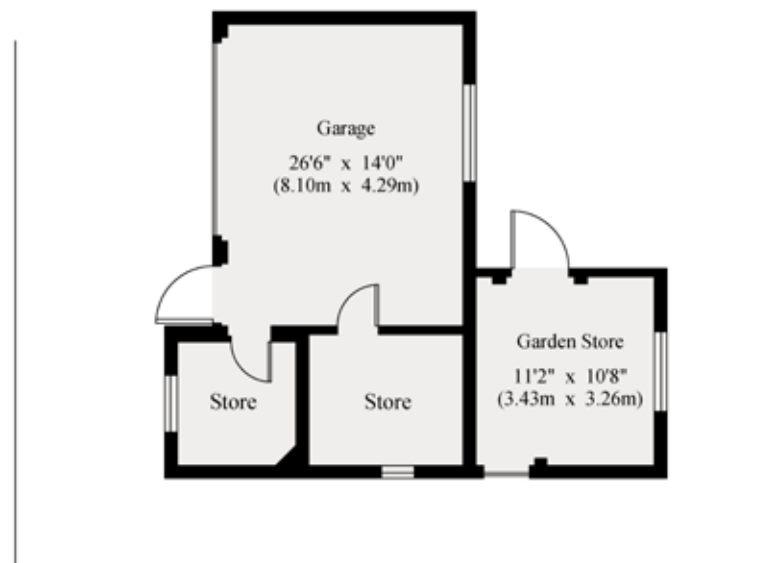
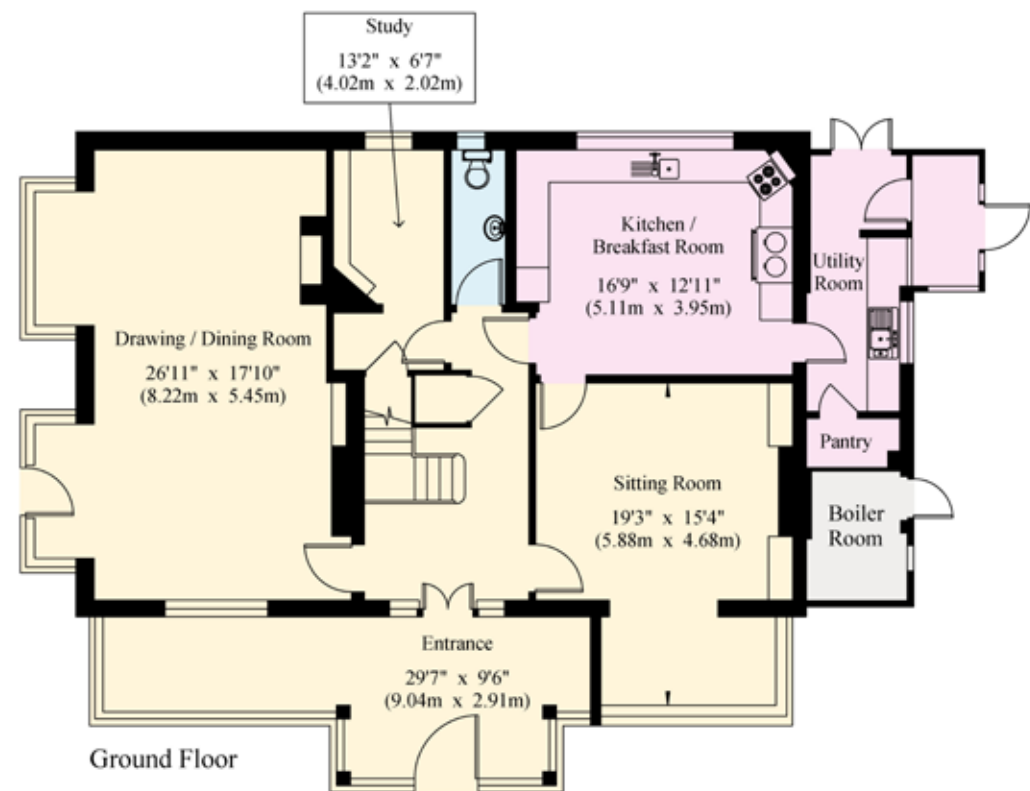
Brockfield is a wonderful detached period home of brick construction with tile hung upper elevations under an attractive triple gabled roof to the front. The property offers substantial and well-proportioned family accommodation totalling 3175 square feet, arranged over two floors with a wealth of character features including charming fireplaces and good ceiling heights. The front door opens into a spacious reception room with exposed brick and windows overlooking the delightful gardens. The impressive drawing/dining room is almost 27 feet in length and has a fireplace at one end, space for a dining table and two large square bay windows, one of which includes a door to the side. On the opposite side of the house there is a fabulous sitting room with a fireplace and wood burner and a separate double aspect sitting area overlooking the gardens. The spacious country kitchen/breakfast room is located at the rear of the home and includes extensive fitted units, an Aga cooker and space for a table. A door leads through to a useful utility room with a walk-in pantry off and doors to the rear. A study with fitted bookshelves and a w.c. complete the accommodation on this level. On the first floor there are five good sized bedrooms as well as a family shower room and separate w.c. The principal bedroom benefits from an en suite bathroom.

Outside, the house is approached over a driveway leading to the house, parking area and detached double garage with two attached store rooms and an attached garden store. To the rear of the house there is a paved terrace, ideal for al fresco dining or entertaining. There is a further decked terrace to the side of the garage building with a pergola over. The delightful gardens surrounding the property are laid to lawn with a multitude of mature trees, shrubs and plants. In all about 0.7 of an acre.





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Approximate Gross Internal Area =  
House: 295.0 sq m / 3175 sq ft. Garage Building: 49.7 sq m / 534 sq ft.  
TOTAL: 344.7 sq m / 3709 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Luc Horwood  
01892 515035  
luc.horwood@knightfrank.com

Knight Frank Tunbridge Wells  
47 High Street,  
Tunbridge Wells, Kent, TN1 1XL

[knightfrank.co.uk](http://knightfrank.co.uk)

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