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— YEARS OF —

**Lambert
& Foster**



17 MAYFIELD GRANGE
LITTLE TRODGERS LANE, MAYFIELD, EAST SUSSEX, TN20 6BF



**Lambert
& Foster**

WADHUSRT STATION 7 MILES | TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 22 MILES

17 MAYFIELD GRANGE, LITTLE TRODGERS LANE, MAYFIELD, EAST SUSSEX, TN20 6BF

A substantial and beautifully presented five-bedroom detached family home, set within a secure gated rural development on the edge of the historic village of Mayfield.

OFFER IN EXCESS OF £1,000,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this substantial and beautifully presented five-bedroom detached family home, set within a secure gated rural development on the edge of the historic village of Mayfield, enjoying far-reaching countryside views, access to an onsite gym and 22 acres of communal grounds and flexible accommodation arranged over multiple floors.

This impressive home forms part of Mayfield Grange, a small and exclusive community of modern houses set within the landscaped grounds of the Grade II listed former Mayfield College. The property enjoys a peaceful rural outlook to the rear while benefiting from a contemporary finish, high ceilings and generous proportions throughout.

The ground floor opens into a welcoming entrance hall providing access to the integrated garage and a cloakroom. The main sitting room is bright and inviting, featuring French doors opening onto an elevated rear deck with views across the garden and surrounding countryside. A double-sided fireplace is shared with the neighbouring sitting room, which also benefits from French doors leading out to the deck, creating an excellent flow for entertaining. To the front of the house is a spacious dual-aspect office, ideal for home working or use as a study or snug.

The lower ground floor is centred around a beautifully appointed modern kitchen fitted with a range of bespoke contemporary units and a large central island providing additional workspace and informal seating. The kitchen shares a double-sided fireplace with the adjoining open-plan dining room, with both rooms opening directly onto the rear garden via French doors. Also on this level is a cinema room/gym with its own ensuite shower room, along with a generous wine cellar/larder and a separate utility room.



DESCRIPTION CONTINUED

The first floor provides four well-proportioned bedrooms. Two bedrooms benefit from ensuite shower/bathrooms, while the remaining bedrooms are served by a modern family bathroom. The second floor is dedicated to a further bedroom which features fitted wardrobes and a luxurious ensuite bathroom, creating a private and secluded retreat.

Externally, the property is approached via a communal road with ample private parking and a garage. The rear garden is arranged over two principal levels, sloping gently towards mature woodland beyond. Immediately behind the house is a curved lawn with established planting while a majestic oak tree forms a focal point at the centre of the garden. Stone steps lead down to a split-level outdoor entertaining area incorporating a generous deck with elevated views across neighbouring countryside.

The wider communal gardens and grounds are a notable feature of the development and are laid predominantly to sweeping lawns, creating a spectacular and carefully maintained setting. Within the grounds is a communal gymnasium, positioned to enjoy far-reaching views across the landscaped lawns through glazed doors and windows.

Beyond the formal communal gardens lies an extensive area of mature woodland, threaded with meandering pathways that provide a particularly attractive and scenic walk through to the historic village of Mayfield. In total, the communal grounds extend to approximately twenty-two acres, offering a rare sense of space, privacy and connection to the surrounding countryside.

Mayfield Grange is located approximately 1.4 miles from the centre of Mayfield village, which offers a strong local community and a wide range of amenities. Tunbridge Wells provides more extensive shopping, cultural and transport facilities, while mainline rail services are available from nearby stations offering routes into London. Road connections via the A21 provide access to the wider motorway network and Gatwick Airport.

The area is particularly well served by a wide range of highly regarded state and independent schools. Mayfield benefits from its own well-regarded primary school, along with Mayfield School for Girls, one of the area's most respected independent schools. Further independent options include Skippers Hill Preparatory School in Five Ashes, Bricklehurst Manor in Stonegate and Saint Ronans Preparatory School in Hawhurst. State secondary education is available in nearby Wadhurst, Crowborough and Heathfield, while grammar schools in Tunbridge Wells and Tonbridge, along with public schools in Tonbridge and Eastbourne, provide additional choice for families.







FLOORPLANS

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

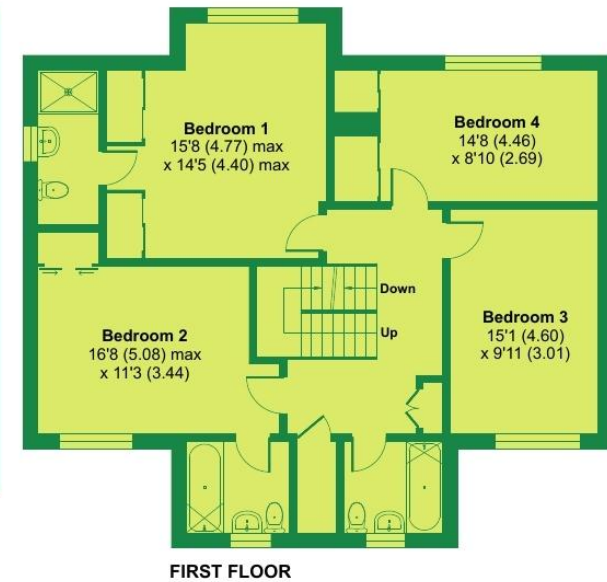
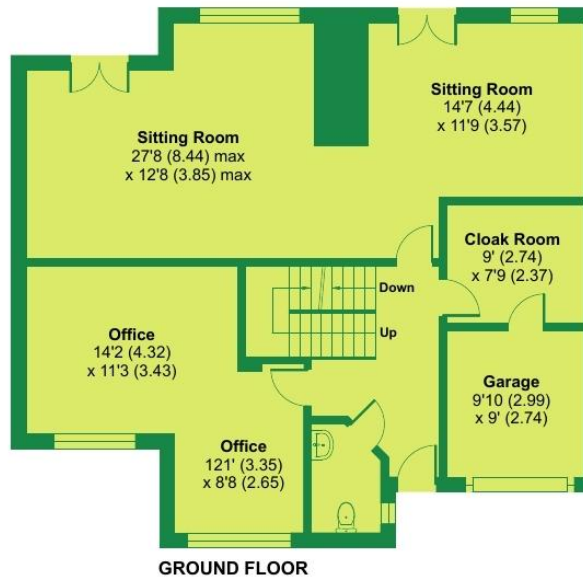
17 Mayfield Grange, Little Trodgers Lane, Mayfield, TN20 6BF

Approximate Area = 3687 sq ft / 342.5 sq m

Garage = 91 sq ft / 8.4 sq m

Total = 3778 sq ft / 350.9 sq m

For identification only - Not to scale





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

WHAT3WORDS: ///DIGS.NYLON.PLANT

TENURE: Freehold

SERVICES & UTILITIES:

Electricity: Mains

Water: Mains

Sewerage: Klargester

Heating: 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: G **EPC:** C (74)

SERVICE CHARGE: Approx. £2,400 per annum

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

PHYSICAL CHARACTERISTICS: Brick elevations and 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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