



**CHEQUERS, ARGOS HILL**

**MAYFIELD - £450,000**



## Chequers, Argos Hill, Mayfield TN20 6NR

**Enclosed Porch - Entrance Hall - Lounge/Diner With Beamed Ceiling & Wood Burning Stove - Cloakroom - Cellar - Kitchen/Breakfast Room - Utility Area - Family Room With Feature Fire Surround & Wood Burning Stove - Family Room With Vaulted Ceiling - First Floor Landing - Three Bedrooms - Family Bathroom - Good Size Garden To The Rear - Garage With Parking For Two Cars To The Front**

An attractive three bedroom semi-detached house dating back to approximately 1760 and retaining a wealth of character features. The accommodation features a lounge/diner with beamed ceiling and wood burning stove, kitchen/breakfast room, family room with vaulted beamed ceiling, cellar and family bathroom to the first floor. There is a well maintained good size garden to the rear with single garage and additional parking. **INTERNAL VIEWING HIGHLY RECOMMENDED.**

### **ENCLOSED PORCH:**

Double glazed windows. Wood effect flooring. Inset spotlights.

### **ENTRANCE HALL:**

Opening into:

### **LOUNGE/DINER:**

Double glazed window to the front with fitted plantation-style shutters. Beamed ceiling. Large wood burning stove. Radiators.

### **CLOAKROOM:**

WC. Wash basin with tiled splash back. Beamed ceiling. Inset spotlights. Understairs storage cupboard. Trap door to:

### **CELLAR:**

Steps lead down to the cellar which has been tanked and has power and light.

### **KITCHEN/BREAKFAST ROOM:**

Dual aspect with double glazed windows. Granite worktop with inset one and a half bowl sink with cupboards and drawers under. 'Stanley' gas-fired oven and boiler. Part tiled walls. Wood effect flooring. Radiator. Opening into:

### **UTILITY ROOM:**

Double glazed windows and double glazed door leading to the rear garden. Granite worktop with space under for washing machine and dishwasher. Wood burning stove.



**INNER LOBBY AREA:**

Double glazed patio doors leading to the garden. Vaulted beamed ceiling. Polished wooden flooring.

**FAMILY ROOM:**

Dual aspect with leaded light double glazed windows. An imposing exposed brick fireplace with wood burning stove. A high vaulted and beamed ceiling. Polished wooden floor. Radiators.

**FIRST FLOOR LANDING:**

Loft hatch. Radiator.

**BEDROOM:**

Dual aspect with double glazed window, Exposed feature brick wall and beams. Access to loft.

**BEDROOM:**

Double glazed windows in bay with fitted plantation-style shutters. Built-in wardrobe. Beamed ceiling. Radiator.

**BEDROOM:**

Double glazed windows overlooking the rear garden. Access to loft. Wood effect flooring. Radiator.

**DRESSING AREA:**

Built-in airing cupboard housing the hot water cylinder with slatted shelving above. Wood effect flooring.

**FAMILY BATHROOM:**

Leaded light double glazed windows. White suite comprising panel enclosed bath with mixer taps and hand-held shower attachment with electric shower over and fitted glass shower screen. WC. Vanity unit with inset wash basin and cupboards under with tiled splash back. Chrome heated towel rail. Inset spotlights. Access to loft. Wood effect flooring. Extractor fan.

**OUTSIDE:**

There is a good size garden to the REAR with brick set pathways, paved patio area and decking, two lawned areas and a single garage with parking for two vehicles in front.

**SITUATION:**

The property is located on the outskirts of the historic village of Mayfield, which offers a variety of shops, beautiful Church and traditional Inns. The village is famous for its architecture and church choir, and is well served for schooling for all ages including Mayfield School for Girls.



The market town of Heathfield lies a short distance to the south with a range of shopping facilities, including national supermarkets. There are mainline stations to London at Wadhurst and Tunbridge Wells, the latter providing a service to London in just under one hour.

**VIEWING:**

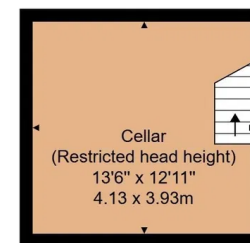
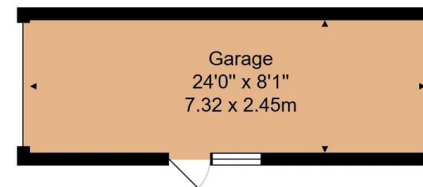
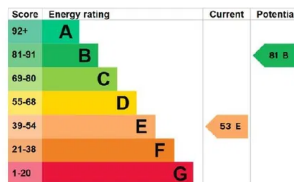
By appointment with Wood & Pilcher 01435 862211

**TENURE:**

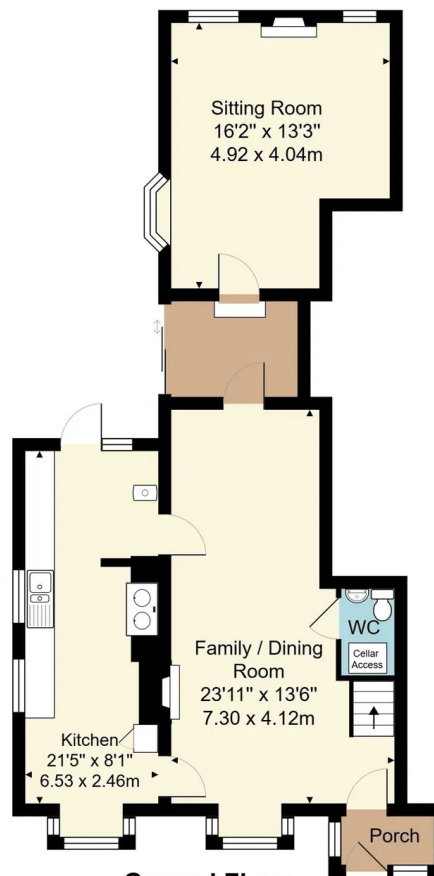
Freehold

**ADDITIONAL INFORMATION:**

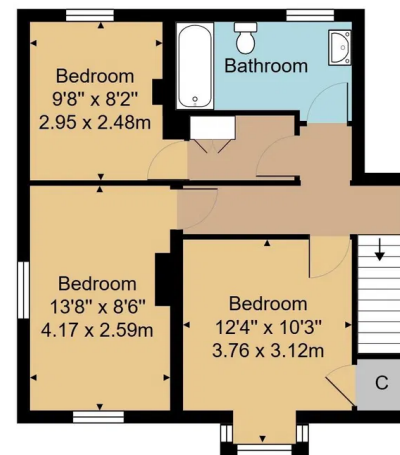
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity
- Heating - Gas-fired
- Private Drainage - Sewage Treatment Plant Serving Four Properties



**Basement**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area (Excl. Cellar) 1263 sq. ft / 117.3 sq. m  
Garage Approx. Internal Area 193 sq. ft / 18.0 sq. m

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.

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