



burnett's

Individual Property : Individual Service



A substantial single storey property, situated within good-sized gardens, comprising three bedrooms, bathroom, kitchen/breakfast room, utility cloakroom, three further reception rooms, conservatory and a detached garage, all with approximately 150 yards of the High Street. NO CHAIN. EPC Rating D
Offers in the Region of £795,000 Freehold



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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



Chartridge, West Street, Mayfield. TN20 6DS

Offers in the Region of £795,000 FREEHOLD

The property forms a large, detached single storey property, nestled within large gardens, in a tucked away, but central location within Mayfield.

The property has recently had some new carpets and decor throughout, plus a new boiler was installed earlier this year. There is still some modernisation that is required, depending on one's needs and requirements. It is also considered that there is incredible scope to extend into the large roof space, subject to one's needs and, of course, planning consent.

One enters via the front door into an entrance hall, with parquet flooring, and access to the well-proportioned sitting room, with a curved bay window to the side, and further window to the front, enjoying the best of the views. There is a brick, open fireplace to one wall, and access to the conservatory, which in turn looks out over the front garden, and the views.

Opposite the sitting room is a study/dining room, with a curved bay window to the side, and a wall of fitted cupboards and shelves.

The kitchen/breakfast room is a good sized room, facing the rear garden with a further lobby and door to the rear garden. There is an array of fitted cream cupboards and drawers, with wooden worktops and tile effect flooring. There is space for a dishwasher, cooker and fridge.

The lobby leads into a utility room, with space for further appliances and further cupboards, and cloakroom facilities, including a WC and basin.

A door from the kitchen area leads into the second bedroom, complete with a large, fitted wardrobe, and an internal window to the conservatory.

A further hallway leads through the centre of the building, providing access to the two other double bedrooms, and the bathroom. Bedroom one faces the front, with a door to a wardrobe, whilst the third bedroom faces the rear. The bathroom is a good size, comprising a bath, separate shower unit, WC, basin, tiled walls and floor, heated towel rail and a window to rear.

There is a large loft space, currently housing the boiler, and offering scope for further accommodation, subject to the necessary consents.

Outside, the property provides a tarmac driveway rising from West Street to the rear of the property where it meets the garage and parking area. The garage is a good size, with an electric roller door, windows to side, and ample space for storage and tools.

The driveway is hedged to one side, and banked to the other, covered in mature shrubs and trees with a lower area of lawn at the front. It is felt that this area could easily provide further parking, and with careful

trimming of the bushes and trees, could also open up the views more to the house.

The rear garden enjoys a flat area of lawn, with a further tarmac area providing a patio behind the kitchen. A large, mature magnolia features prominently, and a gentle sloped pathway to the left of the lawn leads one up to an additional area featuring lawn surrounded by ample trees and shrubs. Further steps provide access to an elongated lawn encompassed with trees.

The property is situated off West Street, approximately 150 yards from the 16th Century beauty of Mayfield High Street. 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 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 Cannon 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 F (rates are not expected to rise upon completion).

Mains gas, electricity, water and sewerage.

The property is believed to be of brick, block and timber construction with 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 and conservation area.

The title has 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 at the rear, along with step free accommodation.



Approximate total area^m

163.3 m²
1757 ft²

Balconies and terraces

2.2 m²
24 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Chartridge
West Street
MAYFIELD
TN20 6DS

Energy rating

D

Valid until:

11 May 2036

Certificate number:

0332-3062-7205-5226-3204

Property type

Detached bungalow

Total floor area

127 square metres



