



28 Mayfield Grange Little Trodgers Lane

Mayfield, TN20 6BF

Price Guide £550,000



2



2



1



B

A Stylish Sanctuary in the Heart of Sussex

Ground Floor Apartment | Private Terraces | Two Bedrooms | Over 12 Acres of Grounds

Nestled within the beautifully maintained and gated grounds of Mayfield Grange, this elegant and light-filled ground floor apartment offers the perfect blend of luxury, comfort, and countryside charm. Whether you're seeking a refined main residence or a peaceful bolt-hole for weekend escapes, this home provides the ideal setting.

Step through the welcoming entrance hall and feel immediately at ease in this immaculately presented home. With a graceful layout and generous proportions, the apartment boasts a spacious sitting room, bathed in natural light thanks to two sets of French doors. These open onto two private, covered terraces - perfect spots to enjoy morning coffee, al fresco dining, or simply soak up the sun and serenity of the surrounding gardens.

The open-plan kitchen/dining room flows effortlessly from the sitting room, offering both style and practicality. Polished wooden flooring, sleek granite worktops, and integrated Smeg and AEG appliances (including coffee machine and breakfast bar) make this a natural hub for hosting or relaxing. Every detail has been carefully considered - from spot lighting to soft-close cabinetry.

The principal bedroom is a calm and inviting retreat with mirror-fronted wardrobes and a beautifully appointed ensuite bathroom. A second double bedroom is complemented by a stylish shower room, offering flexibility for guests, family, or working from home.

With gas central heating, chrome fittings, a video entry system, and generous walk-in storage areas (ideal for tech setups or extra luggage), this apartment combines thoughtful functionality with timeless style.

Set within 12 acres of manicured communal grounds, the setting includes sweeping lawns, woodland walks, a cricket green, and even a private gym/pavilion. It's a tranquil, secure environment just over a mile from the charming village of Mayfield and only 7 miles from Royal Tunbridge Wells.

- 5.5 miles to Wadhurst station – direct trains to London in approx. 1 hour
- Underground and surface parking plus visitor spaces
- A secure, peaceful community surrounded by countryside, yet within easy reach of vibrant town life

Additional Information:

Share of Freehold

Lease - 108 years

Maintenance Charge - Bi-Annual £1,660.60

Ground Rent - Bi Annual £350.00

The Perfect Retreat Awaits

After ten years of enjoyment, the current owners have cherished this property as a peaceful sanctuary, using the property as a holiday home—a rare find that effortlessly blends luxury living with the timeless appeal of the Sussex countryside.

Viewings available by appointment – come and experience the lifestyle for yourself.





Floor Plan



Viewing

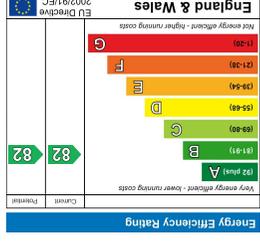
Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
 info@banfieldresidential.com | www.banfieldresidential.com

Energy Efficiency Graph



Area Map



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.