



A rare opportunity to acquire this distinguished detached property, dating from the early 1900s, comprising four bedrooms (principle with en-suite), a family bathroom, sitting room, dining room, kitchen and spacious basement cellar, whilst outside offers a large garden and private parking. In need of modernisation throughout with scope to extend or reconfigure (subject to any necessary planning consents), making it an ideal canvas for those wishing to create a bespoke family home. NO CHAIN.

EPC Rating: D

Offers in Excess of: £525,000 Freehold



burnett's
Individual Property : Individual Service



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Stone Cross

Newick Lane, Mayfield, East Sussex, TN20 6RA

Offers in Excess of: £525,000 Freehold

Stone Cross is situated on the very outskirts of Mayfield village, within easy reach of local amenities and excellent transport links.

This delightful property has been a cherished family home for many years and offers plenty of character with exposed stonework and beams, sash windows, and feature fireplaces in both the sitting and dining rooms.

The accommodation is generously proportioned and arranged over three floors, with dual aspect windows in most rooms allowing plenty of natural light to flow.

The property is accessed from the rear via a private parking area with gated opening to the garden and terrace.

Inside, the kitchen, with dual aspect windows, comprises an array of wall and base units, work tops, Butler sink, space for washing machine, fridge/freezer, Range style cooker with extractor hood atop and tiled flooring plus provides access to a large basement cellar with excellent storage. Additional doors lead to the sitting room and dining room.

The sitting room, with triple aspect windows, includes a feature fireplace with inset wood burning stove on a brick hearth and two arched recesses with shelving either side of the fireplace, wood flooring and a pretty curved bay window which overlooks the attractive rear garden.

In between the sitting room and dining room is a lobby area with sash window to front aspect and staircase to the first floor landing. An arched opening leads through to the dining room, which also enjoys a feature fireplace with inset wood burning stove on a tiled hearth, wood flooring and dual aspect windows.

The spacious first floor landing comprises two double bedrooms a family bathroom, a useful understairs cupboard, recess with shelving, and a staircase to the second floor landing.

The principle bedroom, with triple aspect windows, comprises ample built in wardrobes, and includes an en-suite with shower cubicle, vanity base unit with inset handwash basin, WC and sash window. The second bedroom, with dual aspect windows, includes a decorative fireplace, built in wardrobe and wood flooring.

The family bathroom consists of a panelled bath with shower attachment over, handwash basin, WC, part tiled walls, built in cupboard, wood flooring and sash window to front.

The second floor includes two double bedrooms, with exposed beams, sash windows and wood flooring, the larger double also includes a selection of built in wardrobes and additional eaves storage.

Outside the enclosed gardens are mainly laid to lawn with a variety of established and mature shrubs and several garden sheds. Adjacent to the kitchen is a terrace area, just perfect for alfresco dining with family and friends, with steps leading to the front garden and cellar door. Further steps from the patio lead to the rear garden and parking area.

The house is situated approximately 0.3 miles from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, florist 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 and The Rose and Crown Pub.

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 Canon 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, outdoor activities at Bedgebury, 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: G. (rates are not expected to rise upon completion).

Mains gas, electricity, water and drainage.

The property is believed to be of brick and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements recorded, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

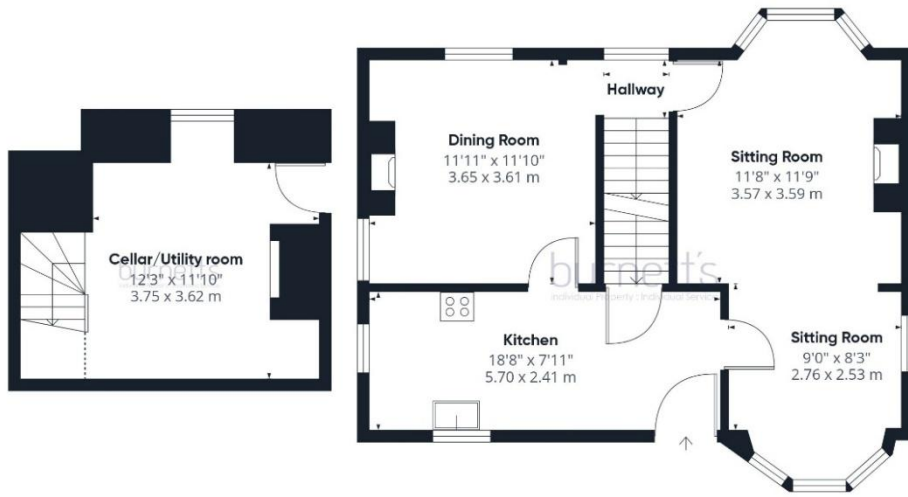
Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is limited mobile coverage from various networks.

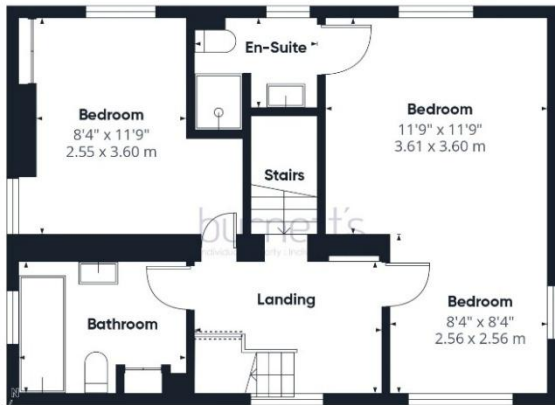
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Ground Floor



Floor 1



Floor 2

Approximate total area^m

1613 ft²
150 m²

Reduced headroom

95 ft²
8.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy performance certificate (EPC)

Stone Cross Newick Lane MAYFIELD TN20 6RA	Energy rating D	Valid until: 10 February 2035
		Certificate number: 0020.1206.8206.2618.0004

Property type
Total floor area

Detached house
149 square metres



