

Banfield Estate Agents

The Round House Sandy Lane

Mayfield, TN20 6UF

Asking Price £475,000

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Planning permission for garden home office.

A unique and beautifully designed home, offering modern luxury in a setting that feels worlds away.

Tucked away on a peaceful, tranquil lane, The Round House offers a rare sense of privacy and seclusion. A private driveway with discreet bollards and an alarm system for added security open to reveal a beautifully landscaped garden, where a winding pathway leads you to this striking modern home.

Architecturally distinctive, the property features elegant wooden framing and a striking contemporary design. Upon entering, you are welcomed into a light-filled entrance hall, enhanced by a skylight that immediately sets the tone for the sense of space and serenity found throughout.

A stylish cloakroom sits just off the hall, complete with a fitted vanity unit, mirror, cabinetry and a skylight, finished to a high modern standard.

The heart of the home is the stunning open-plan kitchen and living space. Sleek, modern and impeccably finished, the kitchen boasts integrated appliances including an oven, gas hob, washing machine, dishwasher and fridge freezer, along with air conditioning for year-round comfort. A breakfast bar provides an inviting space for casual dining, while porcelain slab tiles and overhead skylights flood the room with natural light, creating an effortlessly luxurious atmosphere.

The adjoining living area is beautifully carpeted, offering a warm contrast to the clean architectural lines of the kitchen. Striking curved sliding doors frame views of the garden, seamlessly connecting indoor and outdoor living.

The principal bedroom is a retreat, with double doors opening directly onto the patio, inviting morning light and garden views inside. Contemporary grey fitted mirrored wardrobes, a skylight for soft natural light, and bespoke floating bedside tables that enhance the clean, modern aesthetic.

The second bedroom is equally well considered, benefiting from a dual aspect and an elegant long feature window. Built-in wardrobes and integrated bedside tables ensure a seamless, uncluttered finish that is both highly functional and refined.

The bathroom is beautifully appointed, featuring a modern walk-in shower, a separate bath, vanity unit with mirror and cabinetry, WC, and a heated towel rail—designed with both luxury and relaxation in mind.

Outside, the garden is a true sanctuary. Completely secluded and bordered by high hedges, it offers the rare feeling of being entirely removed from the outside world. A patio area provides the perfect setting for alfresco dining, surrounded by lawn, mature planting and birdsong. A wooden storage outbuilding adds practicality, while the overall atmosphere remains peaceful, private and utterly serene.

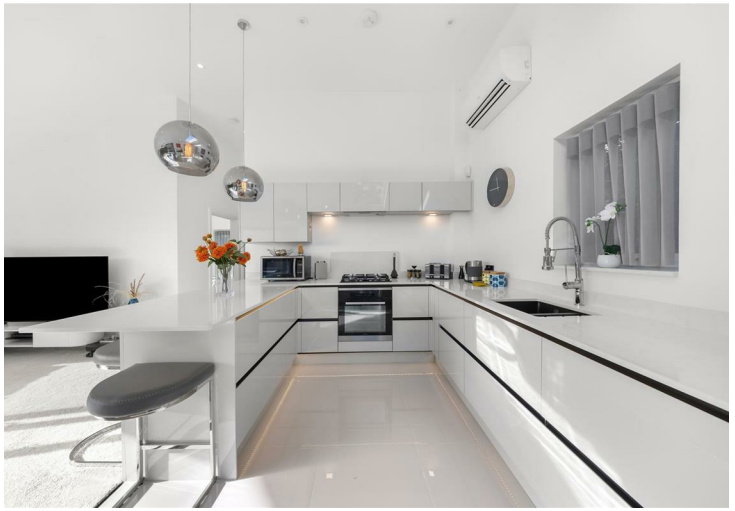
Mayfield is a picture-postcard village with roots stretching back to at least the 10th century. Tucked into rolling countryside in the High Weald, its historic High Street is lined with charming timber-framed buildings, independent shops, cafés and traditional services like a baker, butcher and florist, giving it a warm, thriving community feel. With churches and lively local traditions, Mayfield feels like the quintessential English village — sweet, storied and full of character.

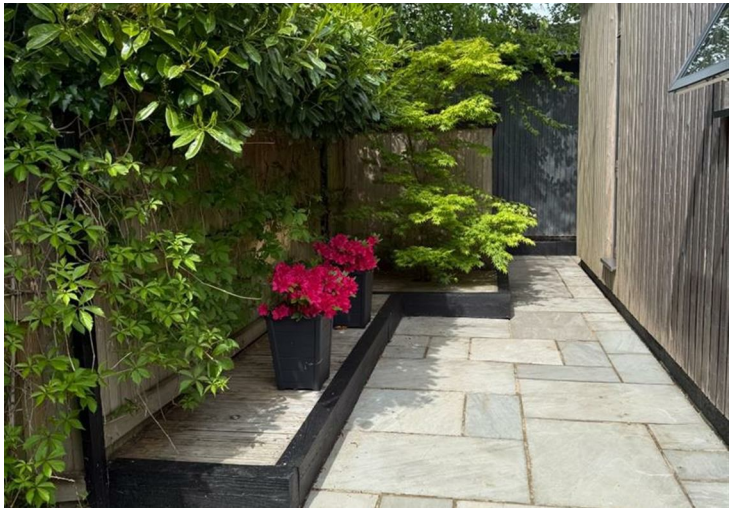










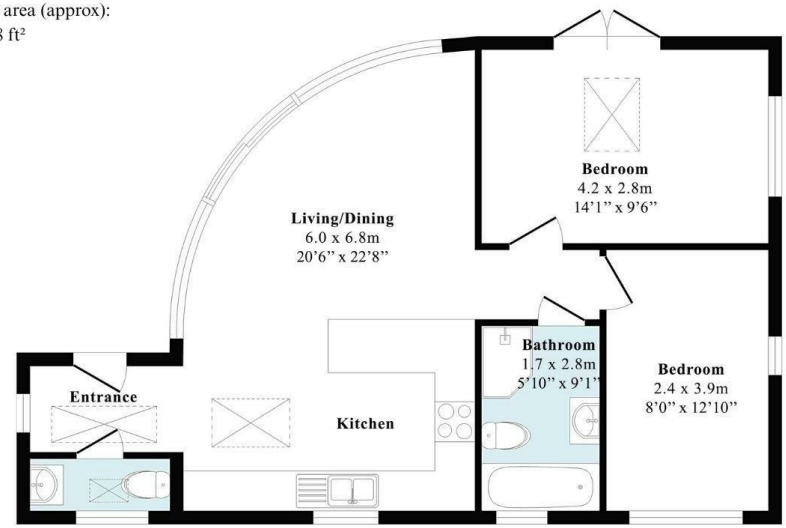






Floor Plan

The Round House, Mayfield

Gross internal floor area (approx):
61m² | 658 ft²

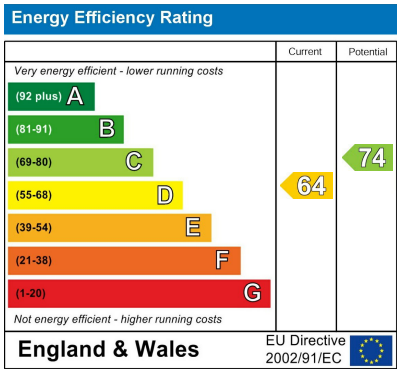


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FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2ND EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2025

Area Map





Energy Efficiency Graph

Viewing

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

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