



**ARGOS HILL**

**MAYFIELD - £965,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

**Woodbine Cottage, Argos Hill,  
Mayfield TN20 6NR**

**Entrance Hall - Sitting Room - Dining Room -  
Kitchen/Breakfast Room - Utility Room - Downstairs  
Cloakroom - First Floor Landing - Five Bedrooms -  
Family Bathroom Plus En-Suite Shower Room - Grounds  
Extending To Approximately 3.29 Acres Comprising  
Formal Gardens, Further Extensive Grass Area &  
Woodland - Outbuildings Comprising Double Garage &  
Substantial Workshop - Gated Extensive Driveway**

A rare opportunity to acquire this substantial detached house dating to 1835 and retaining a wealth of character features with grounds extending to approximately 3.29 acres with formal gardens, further extensive grass area and woodland. There is a double garage with large driveway providing parking for several vehicles plus substantial outbuilding/workshop. There are delightful views across fields and countryside from many of the rooms. The property is offered to the market with NO ONWARD CHAIN.

**Wooden porch leading to:**

**ENTRANCE HALL:**

Solid wood front door with glazed panel to either side. Two double glazed windows. Built-in shelving unit.

**SITTING ROOM:**

Long double glazed window plus further double glazed window. Wood burning stove with stone surround. Radiator. Step down to:

**INNER LOBBY:**

Understairs storage cupboard. Original wooden front door leading to further enclosed porch with glazing and door to outside. Wood effect flooring. Steps down to:

**DINING ROOM:**

Triple aspect with double glazed windows to front and side. Understairs storage. Radiators.





**UTILITY ROOM:**

Wooden cupboards with matching drawers. Sink. Space for washing machine, dishwasher and fridge/freezer. Wood effect flooring. Radiator. Wooden door to:

**DOWNSTAIRS CLOAKROOM:**

Skylight window with obscured glazing. WC. Wash basin. Tiled floor.

**KITCHEN/BREAKFAST ROOM:**

Two double glazed windows to the front plus 'Velux' roof window. Wooden worktops and matching cream wall and base cupboards and centre island. Sink. Range-style cooker with extractor fan over. Further integral 'Neff' oven. Cupboards housing boiler and meters. Part tiled walls. Tiled flooring with underfloor heating.

**FIRST FLOOR LANDING:**

Window to the front with countryside views. Further window with views across garden and woodland. Airing cupboard housing hot water cylinder plus shelving. Access to loft.

**MASTER BEDROOM:**

Double glazed windows with views to garden and woodland. Built-in wardrobes. Radiators. uPVC doors opening to patio area. Air conditioning unit. Door to:

**EN-SUITE SHOWER ROOM:**

Obscured double glazed window. Walk-in wet room style shower (currently adapted for disability) with drencher head and hand held attachment. WC. Vanity unit with wash basin and cupboards below. Heated towel rail. Tiled floor.

**BEDROOM:**

Three double glazed windows with views across countryside. Built-in storage. Radiator.

**BEDROOM:**

Two double glazed windows to the front with countryside views. Built-in storage. Radiator.

**BEDROOM:**

Double glazed window. Radiator.

**BEDROOM/STUDY:**

Two double glazed windows. Built-in storage. Radiator.

**FAMILY BATHROOM:**

Obscured double glazed window. WC. Wash basin. Bath with shower attachment over. Access to loft. Radiator.

**OUTSIDE:**

The property is fence enclosed and approached via a large gravel driveway with small raised patio/seating areas and an area of lawn with trees and septic tank. The driveway continues to a double garage with electric roller door, light and power. Log store. Steps up to wooden workshop with power and light plus decked and lawned areas to the front and further open-fronted storage to the side. Open access to the rear of the property with small patio area outside master bedroom and further pergola covered patio area leading to the side of the property. Steps up to L-shaped formal gardens with lawn, well established trees and shrubs and fence to rear. Access to further extensive grass area & woodland.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**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.



**TENURE:**

Freehold

**COUNCIL TAX:**

G

**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

Drainage - Septic Tank

**AGENTS NOTE:**

We understand from the seller that the woodland has classed as 'Ancient Woodland' and as such there are preservation orders on the trees.

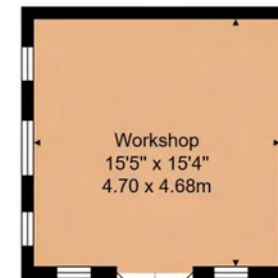


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

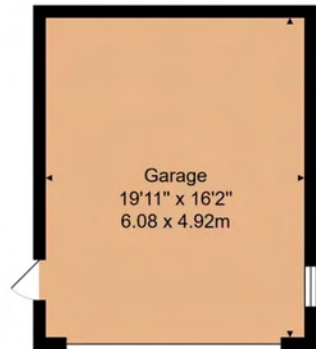


House Approx. Gross Internal Area  
2253 sq. ft / 209.3 sq. m

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.



Area: 237 ft<sup>2</sup> ... 22.0 m<sup>2</sup>



Area: 322 ft<sup>2</sup> ... 29.9 m<sup>2</sup>

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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