



**ARGOS HILL LANE**

**MAYFIELD - £550,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

Oaks Barn, Argos Hill Lane, Mayfield, TN20 6NQ

Entrance Hall - Kitchen/Breakfast Room - Family Room/Snug - Vaulted Sitting/Dining Room - Bedroom With En Suite Shower Room - Bathroom - Detached Garage/Workshop - Wraparound Well Tended Gardens - Driveway With Off Road Parking

This beautiful detached barn, rebuilt in 2011, presents a fabulous opportunity for a unique home. Recently extended and thoughtfully designed, it offers a spacious and stylish living experience. Accessed via five bar gates, the property features a large gravelled driveway with access to a multi-purpose detached oak framed garage, built in 2020. Upon entering through a composite door, a small hallway provides access via a additional family room/snug into a light-filled sitting and dining room with a vaulted ceiling, offering direct access to the surrounding gardens. The Wren kitchen has been recently installed and includes modern appliances and a bespoke breakfast bar, perfect for informal dining. The bedroom is well-appointed with built-in wardrobes and shelving and features an en suite shower room and French doors opening onto the front garden, adding an extra touch of charm and connectivity to the outdoor space. The property is meticulously presented, with all redecorations and extensions completed to a high standard and also benefits from double glazed aluminium doors and windows throughout. There is also the possibility of further extension (subject to usual planning consents). Set within an approximate plot size of one quarter of an acre with large surrounding gardens and stunning far-reaching countryside views to the front, further enhance its appeal.

Composite door opens into:

**ENTRANCE HALL:** Part vaulted ceiling with light wooden beams, ceramic slate effect tiled flooring, radiator, wall lighting and window to front.

**VAULTED KITCHEN/BREAKFAST ROOM:** Modernised recently and fitted with a "Wren" light grey range of low level units with grey wood effect worksurface, sleeper style tiled splashback and a charcoal grey Blanco sink. Built-in appliances include a fan assisted oven, 4-ring gas hob and extractor above, washing machine, tumble dryer, dishwasher and space for a large American style fridge/freezer.



Bespoke breakfast bar with open shelving and seating, further area of floating shelving, ceramic slate effect tiled flooring, light wooden beams, smoke alarm, charcoal grey doors to front along with two velux windows.

**FAMILY ROOM/SNUG:** Vaulted ceiling with light wooden beams, attractive built-in cabinet with shelving and ceramic slate effect tiled flooring. This room can be closed off by a sliding curtain.

**SITTING/DINING ROOM:** A fabulous vaulted bright room featuring white painted wooden beams, light wood effect laminate flooring and an attractive feature Sussex stone wall. Areas for sofa seating and dining furniture, three modern wall mounted radiators. Benefiting from triple aspect views, with two sets of charcoal grey aluminium French doors opening to areas of garden along with two windows and two Velux windows.

**BEDROOM:** Two sets of built-in wardrobes, open area of box high level shelving, attractive feature wall with two wall lights, small loft hatch, ceramic slate effect tiled flooring, radiator and set of charcoal French doors opening to garden with lovely far reaching views. Door to:

**EN SUITE SHOWER ROOM:** Walk-in fully tiled shower enclosure with glass bifold door, low level wc, ceramic sink set into a vanity unit with shelving and shaver point, ceramic slate effect flooring, wall mounted chrome finish heated towel rail, part tiled walling, floating shelving and extractor fan.

**FAMILY BATHROOM:** Contemporary oval bath, low level wc, circular sink with mixer tap set into a vanity unit with pull-out drawer storage, wall mounted chrome finish heated towel rail, ceramic slate effect flooring, part tiled walling, wall lights, extractor fan and velux window.

**OUTSIDE:** Five bar gates with pedestrian gate to side open to a gravelled driveway with a considerable area for off road parking. The driveway continues to a multi-purpose detached oak framed garage built in 2020 with external power points ideal for an electric car charger. Currently used as a workshop/hobby room and music room/gym with a set of wooden double doors opening to the music room, (this area with some adjustment could accommodate a vehicle), wood effect laminate flooring, electric strip lighting and a loft hatch with dropdown ladder to a fully boarded attic with cable lighting.



The hobby room with continuation of the wood effect laminate flooring also has electric strip lighting and a window. The workshop has wood effect laminate flooring and electric strip lighting. The property enjoys large wraparound landscaped gardens with far reaching views to the front all predominately laid to lawn. There is a landscaped patio, a selection of attractive sleeper borders, some mature trees and enclosed via hedge boundaries.

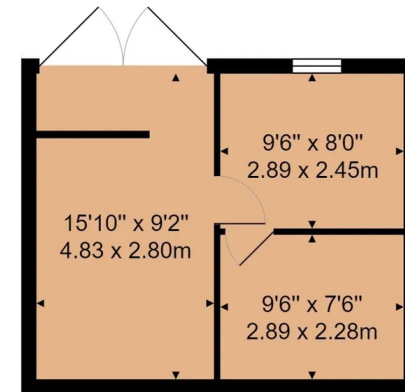
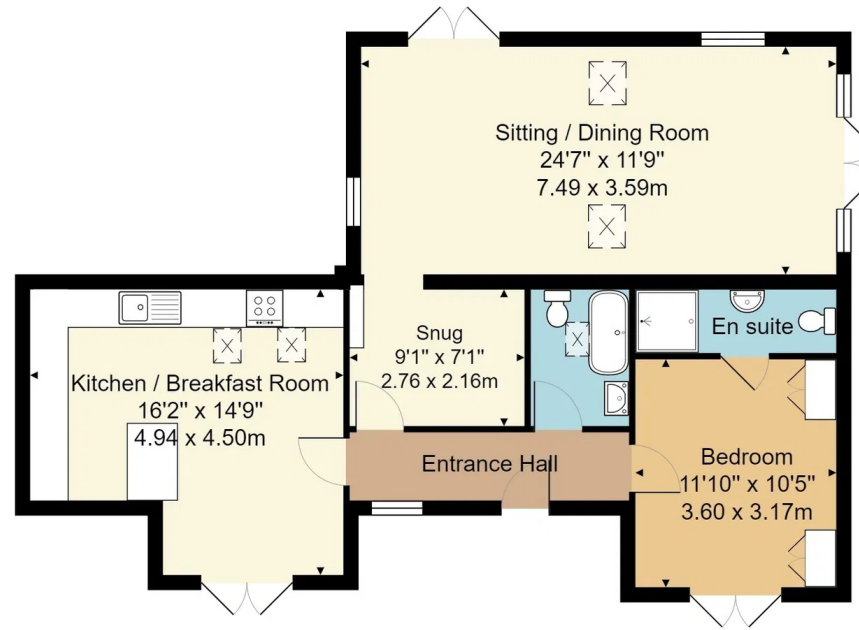
TENURE: Freehold

COUNCIL TAX BAND: B

VIEWING: By appointment with Wood & Pilcher  
Crowborough 01892 665666

**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
- Private Drainage - Sewage Treatment Plant



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area  
849 sq. ft / 78.8 sq. m

Outbuilding Approx. Internal Area  
301 sq. ft / 28.0 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.

Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED  
LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



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.