

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Tunbridge Wells Road, Mayfield, TN20 6NU

- ▼ 3 Bedroom Detached Cottage
- ▼ 1/4 Acre Garden
- ▼ Character Features
- ▼ Garage & Driveway
- ▼ Modernised By Current Owners
- ▼ Light & Airy Throughout



EPC RATING

Current:  Potential:
EPC Awaited

£600,000 - £625,000



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A beautifully presented detached character cottage, occupying a generous plot of approximately $\frac{1}{4}$ of an acre, which has been completely refurbished by the current owners to create a stylish home that perfectly combines period charm with modern living. The welcoming entrance hall leads to a spacious lounge, featuring two fireplaces that create a wonderful focal point and enhance the cottage's character. Flowing through to a separate dining room, the layout provides an excellent space for both family life and entertaining. Beyond, a delightful conservatory overlooks the gardens and offers an additional reception area filled with natural light. The well-appointed kitchen/breakfast room provides ample space for everyday dining and benefits from direct access to the garden, making it ideal for modern family living. To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a contemporary family bathroom. Outside, the property truly comes into its own. The extensive wrap-around gardens, extending to approximately a quarter of an acre, provide an exceptional degree of privacy with mature lawns, established planting and plenty of space for outdoor entertaining, children to play or keen gardeners to enjoy. A driveway provides ample off-road parking and leads to a detached garage, offering additional storage or workshop space. Having been thoughtfully and comprehensively refurbished throughout by the current owners, this charming cottage is ready to move straight into while retaining the character and warmth that make it such a special home.

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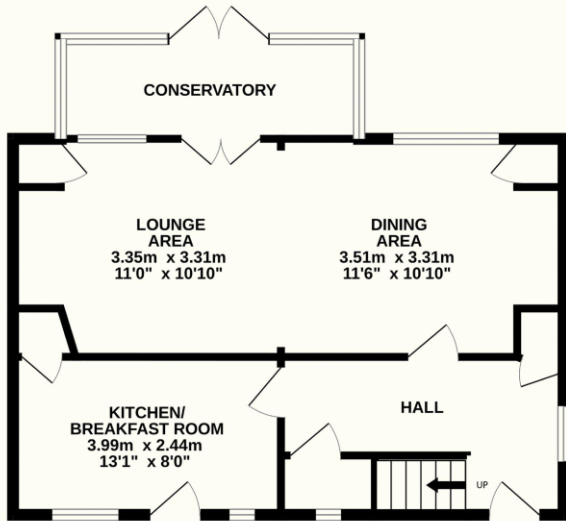
Peter Oliver

The Property
Ombudsman

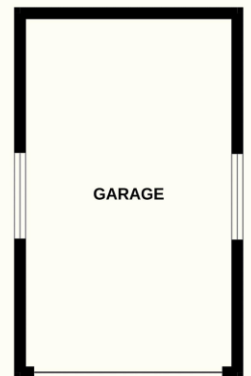
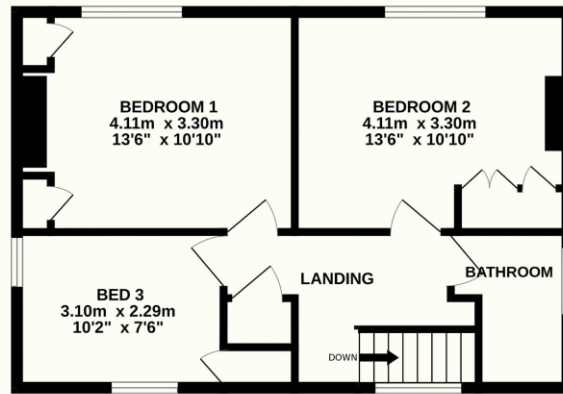
The Property
Ombudsman
LETTINGS



GROUND FLOOR 54.6 sq.m. (588 sq.ft.) approx.



1ST FLOOR 47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 120.4 sq.m. (1296 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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