



3 Mayfield Grange

Little Trodgers Lane, Mayfield, East Sussex

A highly individual 2-bedroom apartment of approximately 1,158sq.ft with lovely southerly views, set on the southeast corner of a most attractive Grade II listed building within a desirable gated development in a rural location on the outskirts of Mayfield village. NO CHAIN.

Guide price £450,000 Freehold



Situation: The property is set within a private gated development of houses and apartments, situated in a beautiful rural location in the High Weald of East Sussex, designated as an area of Outstanding Natural Beauty just over a mile from the historic village of Mayfield with its picturesque High Street, which offers an excellent range of amenities including a general store with post office, butcher, baker, pharmacy, florist, greengrocers and deli, as well as a doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a tennis club, a primary school and the well-regarded independent school for girls, Mayfield School.

The regional centre of Tunbridge Wells is approximately 7 miles distant to the north and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst and Crowborough (both being about 5 miles distant), which provide regular services to London stations. The A21 is also within easy reach and provides a direct link to the M25 and coastal routes.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways nearby offering excellent walking and riding.

Description: Set the southeast corner of a most attractive and imposing Grade II listed Great Hall with wonderful high ceilings and stone mullioned Gothic windows, 3 Mayfield Grange offers a well presented and highly individual living space of much character and charm of approximately 1,158sq.ft/107.6sq.m.

The property benefits from its own private entrance and a further entrance from the front of the building, which leads to a ground floor hallway, storage cupboard and cloakroom. On this floor there is also a double bedroom/study overlooking the grounds with a lovely southerly aspect. Stairs lead to the first floor where there is a good-sized, double aspect sitting/dining room with oak flooring, built in shelves and cupboards, stone mullioned windows giving lovely views over the grounds and surrounding countryside, and a kitchen/breakfast room with a range of wall and base units, built-in cooker, gas hob, fridge/freezer, microwave and washing machine. Stairs lead to a mezzanine landing with a dressing room area with two double wardrobes and a good-sized, fully tiled bathroom with a separate bath and shower and twin basins. Stairs continue to the second floor with a large storage cupboard (housing the boiler and hot water cylinder) and to a further double bedroom.

The property is approached through electric wrought iron gates and the driveway leads down to the Great Hall with main parking area and to the apartment towards the left hand side. There are two allocated parking spaces, as well as visitor parking.

The communal gardens and grounds extend to approximately 20 acres and beautifully maintained, with a formal area of sunken garden, pathways and far-reaching views. There is a former cricket pitch, a well-equipped gym for the exclusive use of the residents and there are also two areas of woodland with footpaths nearby giving access to the surrounding countryside.

Services: Mains water, gas and electricity. Gas fired central heating. Shared private drainage. Ultrafast broadband.

EPC Rating: D

Local Authority: Wealden District Council (01892) 653311

Ground rent: £700 per annum

Length of Lease: 125 years from 1st January 2008

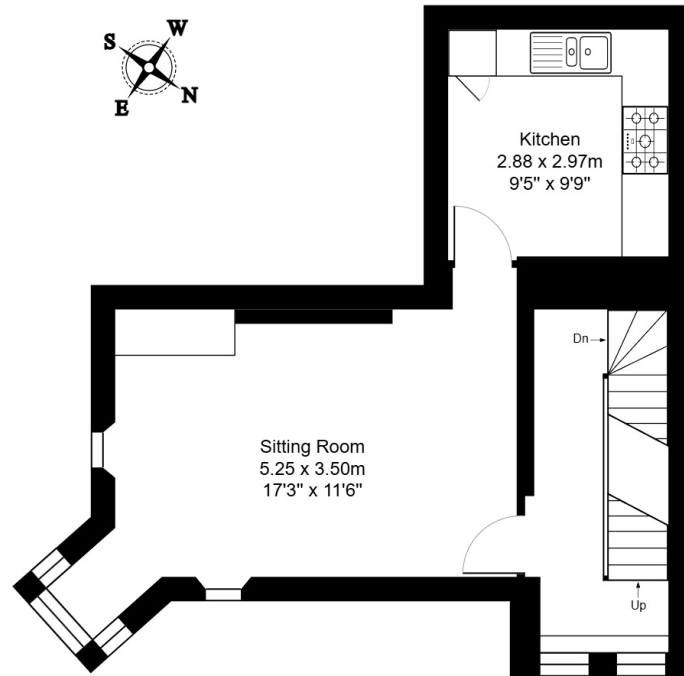
Property address: 3 Mayfield Grange, Little Trodgers Lane, Mayfield, East Sussex TN20 6BF

Council tax band: F (2026/27 - £3,907.04)

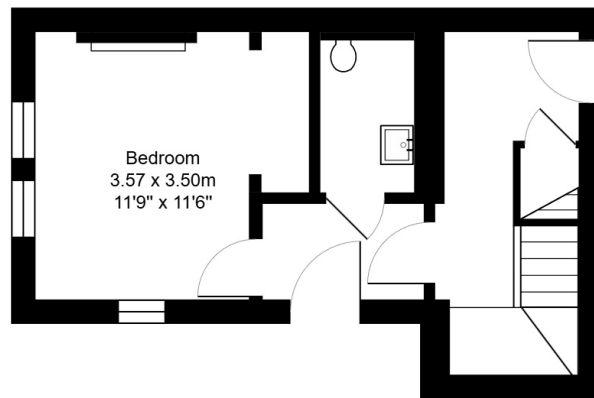
Service charge: £3,150 per annum (2026/27)

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week

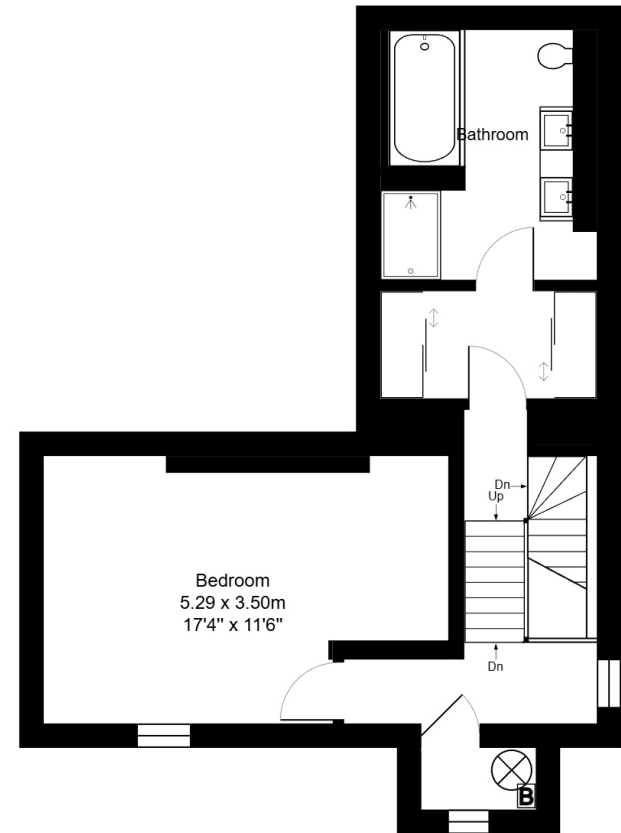


First Floor
Area: 38.4 m² ... 413 ft²



Ground Floor
Area: 26.5 m² ... 285 ft²

Total Area: 107.6 m² ... 1158 ft²
All measurements are approximate and for display purposes only.



Second Floor
Area: 42.7 m² ... 460 ft²

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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