



MAYFIELD GRANGE, LITTLE TRODGERS LANE

MAYFIELD - £575,000



WOOD & PILCHER
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61 St Bartholomew, Mayfield Grange, Little Trodgers Lane, Mayfield TN20 6BF

Entrance Hall - Cloakroom - Kitchen/Diner - Sitting Room With Two Balconies & Views - Two Spacious Bedrooms (One With Balcony) - Ensuite Bathroom & Shower Room - Two Parking Spaces (One Undercroft)

An exceptionally spacious apartment situated in this unique development of luxury homes, converted main hall and apartment blocks with use of fully equipped gymnasium and being set within 20 acres of stunning communal grounds in a rural location on the outskirts of Mayfield. The apartment itself offers a stunning outlook across the beautifully manicured sunken gardens, field and woodland beyond and features three balconies. The master bedroom is exceptionally spacious and both bedrooms feature en-suite bathroom and shower rooms. The luxury kitchen/dining room features a well appointed high quality kitchen with integrated appliances opening into the dining area which benefits from a stunning outlook. There is undercroft parking for one vehicle and a further allocated parking space within the external car park as well as visitors parking. The apartments are serviced by stair and lift access to all floors.

ENTRANCE HALL:

Entry phone system. Large walk-in airing cupboard with slatted shelving. Further built-in storage cupboard. Engineered wood effect flooring. Inset spotlights. Radiators.

CLOAKROOM:

Wash basin with chrome taps and tiled splashback with mirror above. WC with concealed cistern. Fitted mirror fronted cabinet with internal light. Recessed shelving unit with mirror. Inset spotlights. Extractor fan. Tiled floor. Radiator.





KITCHEN/DINER:

Kitchen area: Cream fronted matching wall and base cupboards with composite stone worktops and inset one and a half bowl stainless steel sink. Inset 'Smeg' five ring Schott Ceran induction hob with glass splashback and filter hood above. Integrated dishwasher, washer/dryer and fridge/freezer. Built-in oven, microwave and coffee machine. Breakfast bar with lighting over. Tiled floor. Inset spotlights. Opening into Dining area: Double glazed windows enjoying stunning views across the field and woodland beyond. Engineered wooden flooring. Radiator. Inset spotlights. Double wooden doors opening into:

SITTING ROOM:

A spacious and particularly bright room with double glazed windows and two sets of double glazed doors opening onto two balconies overlooking the fields and sunken gardens and with far reaching views. Engineered wooden flooring. Radiators.

MASTER BEDROOM:

An exceptionally spacious and bright room with double glazed windows and double glazed doors leading to a balcony with outlook across the formal sunken gardens, field and far reaching views beyond. Two built-in full length wardrobes with mirror fronted doors. Two radiators.

ENSUITE BATHROOM:

White suite comprising panel enclosed bath with chrome mixer taps and hand-held shower attachment, wash basin, WC with concealed cistern. Large walk-in shower cubicle with drencher head and hand-held shower. Fitted mirror and recessed shelf with mirror behind. Part tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed windows with outlook across the formal sunken gardens, field and far reaching views beyond. Built-in full length wardrobe with mirror fronted sliding doors. Radiator.

ENSUITE SHOWER ROOM:

White suite comprising WC with concealed cistern, wash basin, large shower cubicle with drencher head and hand-held shower. Fitted mirror fronted bathroom cabinet with internal lighting. Chrome heated towel rail. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE:

There are extensive well maintained grounds with formal sunken garden and lawn, field and woodland with communal gym for residents of the estate and two allocated parking spaces, one undercroft and the other in the external car park and a store room for the apartment within the undercroft area (one of only four large space store rooms in this block).

SITUATION:

The historic town of Mayfield is nearby and offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distant to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

LEASEHOLD

Lease - 215 years from and including 01/01/2008

Service Charge - Bi-annual charge for period 01/01/26 - 30/06/26 is £2027.49 (including reserve fund of £512.37)

Ground Rent - £0 pa

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX:

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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

Services - Mains Water, Gas, Electricity

Heating - Gas-fired

Private Drainage - Communal Klargester Sewage

Treatment Plant (maintenance included within Service Charge)

Accessibility - Lift and stairs to all levels





Score	Energy rating	Current	Potential
92+	A		
81-91	B	96 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 1571 ft² ... 145.9 m²
(Includes Storage)

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.

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 obtained. 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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