



MAYFIELD, EAST SUSSEX, TN20 6PN £395,000



Energy Efficiency Rating	
Current	Potential
A	96
B	
C	
D	
E	
F	
G	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	96
B	
C	
D	
E	
F	
G	

TOTAL AREA: APPROX. 93.2 SQ. METRES (1003.5 SQ. FEET)



Semi-Detached Edwardian Cottage
2 Double Bedrooms
Master with en-suite Shower Room
Beautifully updated
Lovely Gardens
Parking
Rural location on the edge of the Village

NO ONWARD CHAIN

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An immaculately presented semi-detached Edwardian cottage which has been the subject of complete refurbishment to an extremely high standard including a new roof, UPVC double glazing and an *A* rated condensing boiler. The accommodation comprises kitchen/breakfast room, walk-in utility cupboard, bathroom, sitting room, study, utility room, 2 double bedrooms, master with en-suite shower room, off-road parking, large secure and private gardens. The property also benefits from countryside views, oil-fired central heating and features stripped pine doors with original locks.

In a sought-after lane on the edge of the historic village of Mayfield with its range of shops, including a small supermarket, butchers, bakers, as well as cafes and pubs. The countryside surrounding the cottage is generally of outstanding natural beauty. For commuters, Wadhurst station is about 5 miles away and Crowborough about 6 miles. Both have regular, fast services to London. The area has a range of well regarded state and private schools .

Council Tax Band D - 2016/2017 £1,720.23

HALLWAY Large original porch to hallway, stairs to first floor, door to sitting room.

SITTING ROOM 16'05" x 11'05" (max) Brick built open fireplace with stone hearth and oak mantle over, large square bay window over gardens, doors to hallway and inner hallway to study.

GARDENS Beautifully maintained, secure, hedge and fence enclosed formal and vegetable gardens with lawn and mature flower borders, trees and shrubs. Paved patio and seating areas, 2 garden sheds, composting bin, further shed and greenhouse with water supply available with option to purchase. Exterior sensor lighting, outside tap, tank for central heating oil, side access to parking.





BEDROOM 2 10'10" x 9'07" Large window to front, walk-in airing cupboard housing hot water tank.

EXTERIOR

UTILITY ROOM Part of the former garage, wall-mounted cupboards and shelves, space for tumble dryer and freezer, window to front and UPVC door.

PARKING Space for one vehicle outside the kitchen and utility and further parking to the side.

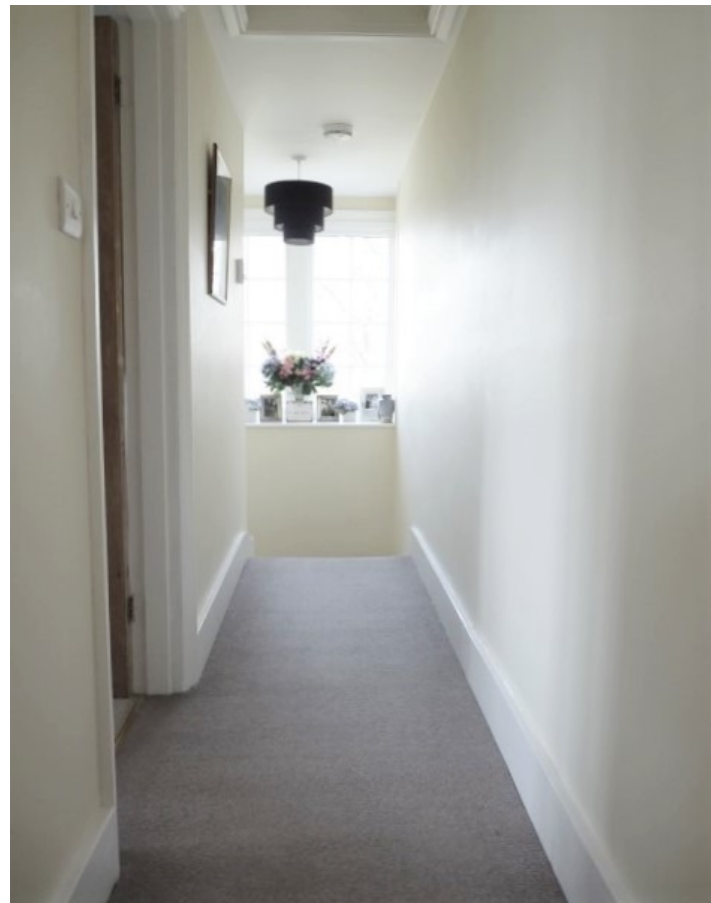


KITCHEN/BREAKFAST ROOM 14'03" x 10'10" UPVC door from the parking area, country style wall and base units with granite-effect worksurfaces over, 1 1/2 bowl sink and drainer unit with mixer tap and filtered water tap, built-in eye-level Bosch electric oven, inset gas-fired hob with extractor over, space for upright fridge/freezer, tiled floor, part-tiled walls, window over gardens, walk-in utility cupboard with space and plumbing for washing machine with worksurface over and window to side, further window to the front.



INNER HALLWAY Between the sitting room and the study, fitted cupboard unit.

STUDY 13'03" x 9'06" Previously the garage, now a fully insulated study with fitted desk and shelves, broadband, window over the side garden and seating area.



FIRST FLOOR LANDING
Turned staircase with large window, hatch to loft with ladder access and lighting.

BEDROOM 1 13'01" x 11'10" Large window over the gardens and far-reaching countryside views, door to en-suite shower room.



EN-SUITE SHOWER ROOM White suite comprising low level W.C., vanity cupboard with inset basin, shower cubicle with plumbed-in shower unit, chrome heated ladder towel rail, Velux window.



BATHROOM White suite comprising panelled bath with mixer tap, low level W.C., vanity unit with cupboard and inset basin, wall-mounted shelves and mirrored bathroom cupboard, part-tiled walls, tiled floor, obscure window to the side and Velux window.