



## Yew Tree Villa

East Street, Mayfield, East Sussex, TN20 6TU

Batcheller  
Monkhouse

# Yew Tree Villa

A very attractive Victorian villa located in the heart of the highly desirable village of Mayfield with its picturesque High Street and excellent range of local amenities.

- Large Entrance Hall
- Cloakroom
- Drawing Room
- Kitchen/Dining Room
- Master Bedroom with Dressing Room and En Suite Bathroom
- Family Bathroom
- 2 Further Double Bedrooms
- Detached Home Office and Garden Store
- Side and Rear Garden
- Off Street Parking/Car Port
- Convenient Village Location



## AMENITIES

Yew Tree Villa Occupies an elevated position in the heart of the picturesque village of Mayfield with a good range of amenities including a primary school, general store, butcher, baker and local inns.

Wadhurst is approximately 5 miles distant and offers a further range of amenities including a mainline station with services to London in about an hour.

Tunbridge Wells has more comprehensive shopping and leisure amenities at the Royal Victoria Shopping Centre and historic Pantiles and is about 9 miles distant.

Independent schools in the area include Mayfield Girls School, Skippers Hill and Bricklehurst Manor.

Leisure pursuits include golf at Crowborough and walking horse-riding and mountain bike trails at the Ashdown Forest and Bedgebury Pinetum and sailing and fishing at Bewl Water.

## DESCRIPTION

Yew Tree Villa is situated in a convenient location in the ever popular village of Mayfield.

The large hallway leads to the cloakroom with utility cupboard. The spacious open plan kitchen/dining room leads to a pretty drawing room with cast iron wood burning stove and large box bay window.

To the first floor is a master bedroom leading to a well fitted dressing room and en suite bathroom. Another double bedroom and family bathroom are on this floor.

The third bedroom, also a double, is on the second floor.

## OUTSIDE

The property is approached from East Street to a terraced area with access to the side and rear garden which is enclosed by mature shrubs, planted borders and panel fencing. There is a detached studio home office with electricity and light and a garden store.





## DIRECTIONS

From Mayfield proceed down Fletching Street and take the right hand fork into East Street opposite the Rose and Crown and Yew Tree Villa will be found almost immediately on your left-hand side.

### Additional Information:

**Local Authority:** Wealden District Council. 01323 443322  
[www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services:** All mains services connected. (not checked or tested)

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX341115

**EPC:** EPC rating E



## OFFERS INVITED

## VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

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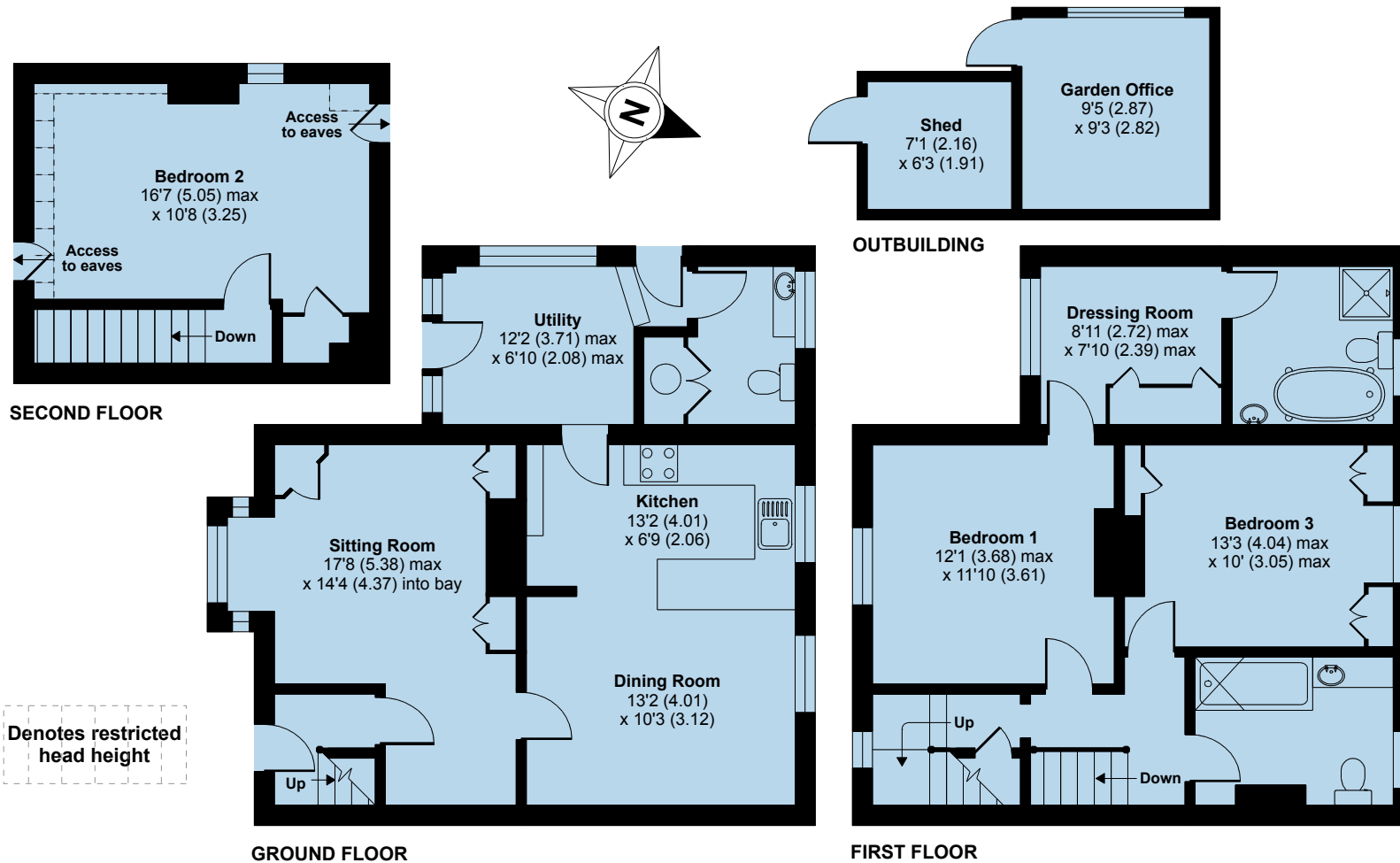
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# Yew Tree Villa, East Street, Mayfield, TN20 6TU

APPROX. GROSS INTERNAL FLOOR AREA 1453 SQ FT 135 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE & EXCLUDES OUTBUILDING)



**NOTE:**

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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
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