



2 and 4 Chapmans Mews

Wellbrook Hill, Mayfield, East Sussex, TN20 6HJ

Batcheller
Monkhouse

2 and 4 Chapmans Mews

An exciting opportunity to acquire 2 two-bedroomed single storey attached houses located between the popular villages of Mayfield and Five Ashes, with further amenities in Heathfield.

Ground Floor:

- Open plan Kitchen/Dining/Family Room
- Two Double Bedrooms, one with en suite Shower Room
- Family Bathroom

Outside:

- Front Courtyard Garden
- Enclosed rear Courtyard Garden
- Allocated Parking Spaces for two cars



AMENITIES

Chapmans Mews is situated on the outskirts of the popular village of Mayfield with its thriving community. The village is about 1.7 miles and offers a good selection of local amenities including farm shop, butcher, baker, chemist, delicatessen, general store, local inns and cafes. The market town of Heathfield is about 5 miles and has various shops and amenities, including a Waitrose supermarket.

Tunbridge Wells is approximately 10.5 miles and provides comprehensive shopping and leisure amenities. Wadhurst mainline station is some 8.8 miles and offers services to London Bridge/Cannon Street and Charing Cross.

There is a good range of state and independent schools in the area including Mayfield Independent Girls Schools, preparatory schools including Skippers Hill in Fives Ashes, Bricklehurst Manor in Stonegate and Vinehall in Robertsbridge. There are primary schools in Mayfield and Five Ashes, community colleges in Wadhurst, Crowborough and Heathfield and independent secondary schools in Tonbridge, Sevenoaks and Eastbourne and grammar schools in Tunbridge Wells and Tonbridge.

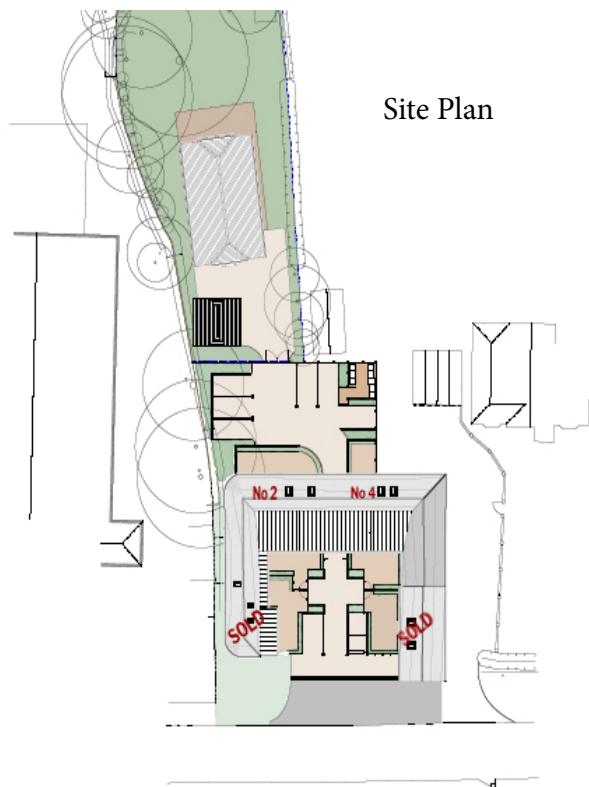
DESCRIPTION

2 and 4 Chapmans Mews each comprise a charming, newly built, single storey attached house, the elevations being part brick and part traditional sandstone with oak weatherboarding beneath a pitched roof tiled with clay handcrafted plain restoration tiles. There are hardwood double glazed windows and doors and gas central heating. Velux Restoration rooflights allow natural light.

The main features are:

- Front door to spacious open-plan kitchen/dining/family room, with part vaulted ceiling and wood-effect luxury tiled floor. The well-fitted Benchmark kitchen benefits from a Hotpoint single oven and induction hob, range of integrated appliances including dishwasher and fridge/freezer. There is ample space for a dining table and chairs and the family area offers scope for free-standing furniture. Double-opening doors lead out to the rear courtyard garden.
- The double master bedroom is carpeted and has doors opening to the garden. There is useful wardrobe space and an en suite shower room fitted with shower cubicle, hand basin and WC. The second bedroom is also a generous size.





Site Plan



- The family bathroom has a range of quality sanitary fittings comprising bath, separate shower enclosure, hand basin with wall hung vanity unit, WC.

OUTSIDE

2 and 4 Chapmans Mews are approached from the road onto a communal courtyard area, with two allocated parking spaces for each property. Each property has the benefit of an area of garden to the front bordered by fencing and an enclosed courtyard garden to the rear.

DIRECTIONS

From Mayfield village head south on the A267, from the roundabout continue towards Five Ashes where the property will be found on the right hand side after 0.9 of a mile.

Additional Information:

A management company will be set up for the common entrance way and parking areas. Each of the five houses will own an equal share of the management company. We estimate an annual contribution from each for the five houses to the management company to be in the region of £150 per house per year. This is for insurance and maintenance for the common way areas and power and servicing to the shared sewage treatment plant and discharge pump.

Local Authority: Wealden District Council. Tel: 01892 602010
www.wealden.gov.uk

Services (not checked or tested): Mains electricity, gas and water
 Private drainage. BT Superfast fibre broadband, telephone and entertainment packages - a real plus for rural location.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Title Number ESX295296. EPC Rating B.



GUIDE PRICE from £310,000

VIEWINGS

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

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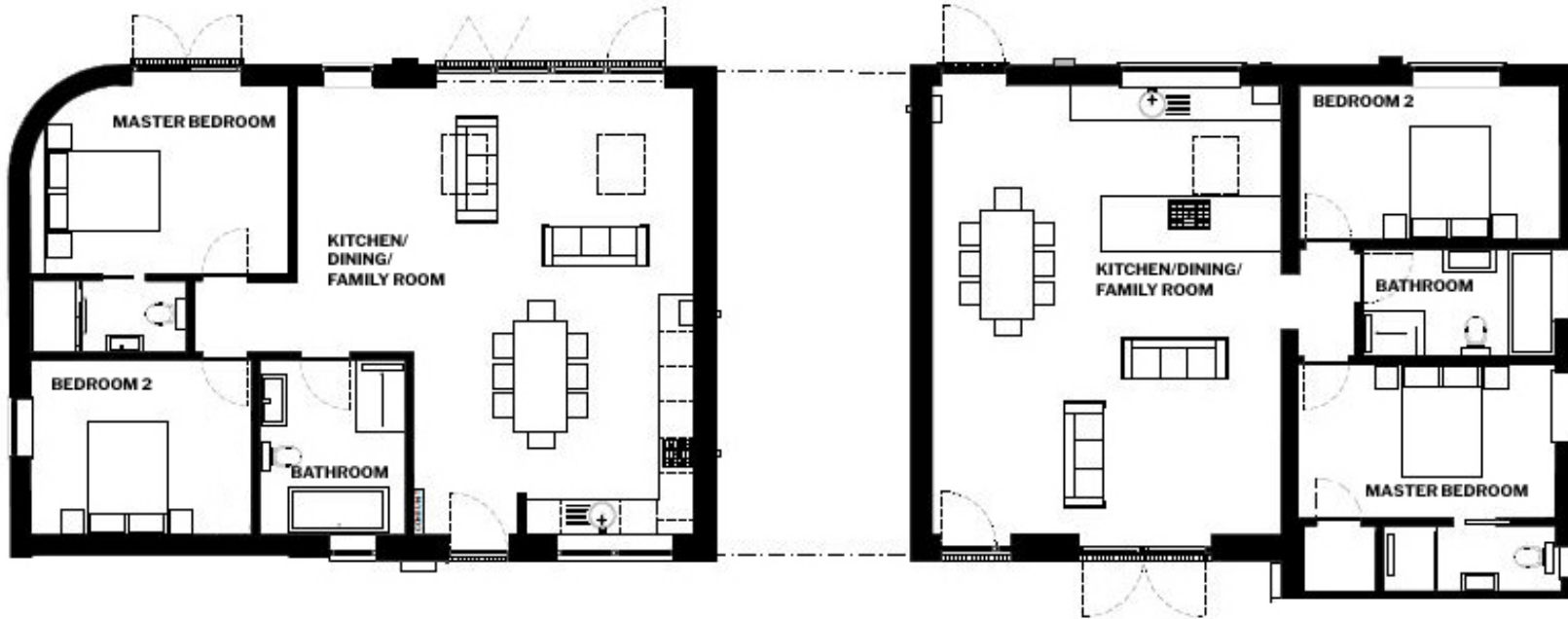
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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
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;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

