



19 Mayfield Grange

Little Trodgers Lane, Mayfield, East Sussex, TN20 6BF

Batcheller
Monkhouse

19 Mayfield Grange

Set in the exclusive Mayfield Grange development number 19 is a beautiful, deceptively spacious, five/six bedroom detached family home with large garden and far reaching views over the surrounding countryside. It also benefits from use of the extensive landscaped grounds & private gym.

- Entrance Hall
- Kitchen Breakfast Room
- Cloakroom
- Open plan Family Room and Dining Room
- Drawing Room
- Study
- Cinema Room or Bedroom six
- Utility Room
- Store Room
- Master Double Bedroom Suite with Bath and Shower
- Two Double Bedrooms with En Suite Bathroom and Shower Rooms
- Two Further Double Bedrooms
- Family Bathroom
- Large Balcony
- Large Garden and Terrace
- Integral Garage
- 2 Parking spaces



AMENITIES

Mayfield Grange is a private development with a gated entrance set in its own extensive landscaped private grounds along with a gymnasium situated in a detached pavilion. It is approximately 1.2 miles to the popular village of Mayfield with its thriving community. The village offers a good range of local amenities including butcher, baker, chemist, delicatessen, general store, local inns and cafes. Tunbridge Wells is approximately 8 miles and provides a comprehensive range of shopping and leisure amenities. Wadhurst mainline station is 6 miles distant and offers services to London Bridge/Cannon Street and Charing Cross. The area is well served by a number of favoured schools in the area including Mayfield Independent Girls Schools, preparatory schools include Skippers Hill in Fives Ashes, Sacred Heart in Wadhurst and Vinehall in Robertsbridge. There are a number of independent secondary schools in Tonbridge, Sevenoaks and Eastbourne, and grammar schools in Tunbridge Wells and Tonbridge.

DESCRIPTION

19 Mayfield Grange is presented to a high standard throughout with a contemporary finish and feel. The house is set over 4 floors offering flexible and well laid living and sleeping arrangements.

On the ground floor, the entrance hallway doors lead to a stylish well equipped kitchen breakfast room, fitted with Miele appliances, the integral garage, a spacious cloakroom and separate coat cupboard. Also off the hallway is a large open plan family and dining room with a feature two way fireplace, and stairs from the hallway lead to the lower ground floor and floors above. The lower ground floor consists of a drawing room with woodburner, fitted TV unit and sideboard and a fitted study which both have access to the garden, a TV/cinema room, a large utility room and useful store.

On the first floor there are 4 double bedrooms, two with en suites and a family bathroom. The entire top floor is then given over to the splendid master suite, with large free standing bath, double shower cubicle, WC and basin. There is ample wardrobe storage and dressing space within the bright and spacious bedroom area.



OUTSIDE

The property has off road parking to the front of the house which also gives access to a single integral garage. Number 19 has the added advantage of two further allocated spaces in the main car park. To the rear of the house is a large raised balcony and deck accessed from the open plan family and dining room. From here there are stairs down to a large rear garden which is also accessed from the study and drawing room on the lower ground floor. The garden is mainly laid to lawn enclosed with borders of mature hedgerows and trees and has a paved terrace area as well as children's play area. There far reaching views and access the surrounding countryside.

DIRECTIONS

From Tunbridge Wells head south on the A267 through Frant for about 5.7 miles and turn left into Lake Street. Take the first turning right into Little Trodgers Lane and Mayfield Grange will be found along on the left hand side by the post box. Go through the iron gates and follow the driveway down to the left and number 19 will be found on the left.

Additional Information:

Local Authority: Wealden District Council. 01323 443322
www.wealden.gov.uk

Services: Mains electricity and water (not checked or tested) Private drainage. No mains gas or connection to mains drainage.

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

Tenure: Freehold. Land Registry Title Number ESX328600

EPC: EPC rating C

Guide Price £995,000 to £1,100,000

VIEWINGS

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

Battle
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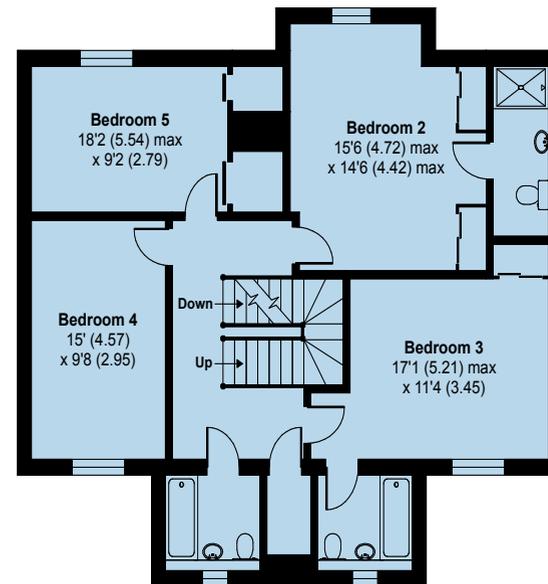
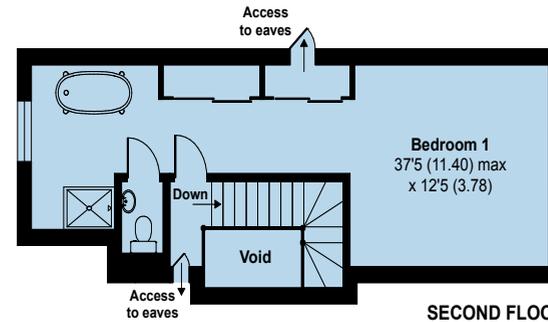
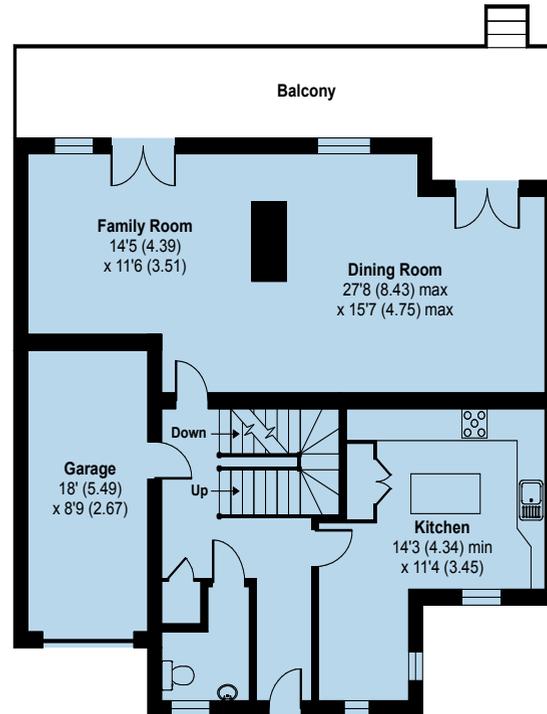
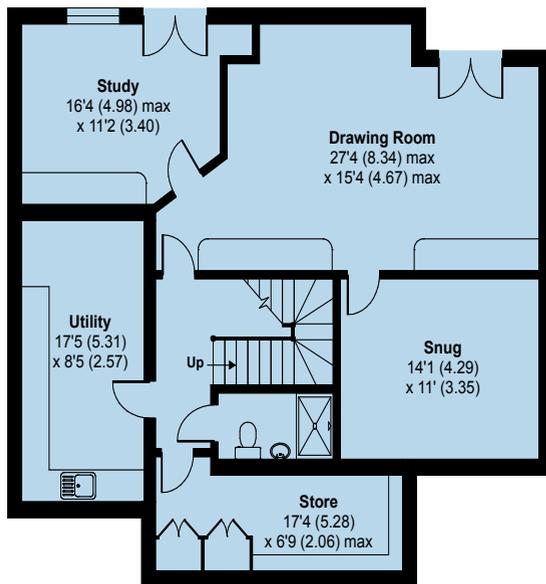
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APPROX. GROSS INTERNAL FLOOR AREA 3642 SQ FT 338.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES GARAGE & VOID)



NOTE:
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 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;
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 5. All measurements and distances are approximate;
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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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 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.



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