



Drovers

Witherenden Road, Mayfield, East Sussex, TN20 6RP

Batcheller
Monkhouse

Our Corner of England

DROVERS

A beautifully located Sussex-style country house (1937) in need of updating and situated in a wonderful stretch of unspoilt countryside with privacy and southerly views over farmland, yet only 1.2 miles from Mayfield village, together with grounds of about 4.7 acres.

Ground Floor

- Entrance Lobby
- Entrance Hall
- Cloakroom
- Sitting Room
- Sunroom
- Dining/Family Room
- Study
- Kitchen
- Utility Room
- Store Room

First Floor

- Principal Bedroom with en suite Bathroom
- Three further Bedrooms
- Bathroom
- Separate WC

Outside

- Double Garage
- Outbuilding/Greenhouse
- Mature Gardens
- Orchard, Woodland and Paddock
- In all about 4.7 acres



DESCRIPTION

Drovers is an attractive Sussex-style country house, the elevations being part brick and part tile hung beneath a tiled roof. Built in 1937, Drovers has been a much loved family home for many years and offers well-proportioned accommodation arranged over two floors.

It is now in need of refurbishment/updating and therefore offers a fine opportunity to create a wonderful family home in a delightful rural location but still within easy reach of local amenities.

The main features are:

- Oak **front door** leading into **entrance lobby** finished with a flagstone floor with seating to both sides and feature circular windows.
- Off the **inner hall** a latched door leads through to a **cloakroom** with basin and WC.
- The **kitchen** is fitted with a range of wall and base units, has a window to the front of the property and an oil-fired Aga. Off the kitchen is a useful **boot room/utility area** with a butler sink, adjacent to the boiler room (note: the central heating boiler is no longer in commission). **Lean-to enclosed storage area** with space for a tumble dryer, finished with a quarry tiled floor and a door leading to an **external covered area** again providing useful storage.
- The **dining/family room** has leaded light windows overlooking the gardens and countryside views. There is a brick fireplace with brick hearth. Finished with a wooden floor and with a serving hatch through to the kitchen. A further door leads into a useful **study**.
- From the inner hall is a delightful **sunroom** with a wooden floor and door leading directly to the garden.
- The **sitting room** is double aspect, finished with a wooden floor and has an open fireplace with a brick and stone hearth.
- On the **first floor** there is a good sized **landing** and window positioned to embrace the long distant countryside views.
- The **principal bedroom** is double aspect and fitted with two wardrobe cupboards, has a brick feature fireplace and benefits from an **en suite bathroom** comprising a white suite comprising bath, separate shower cubicle, wash basin and WC and with a window to one side.



- **Bedroom 2** is double aspect and benefits from the wonderful views, has a feature brick fireplace and a wash basin within a vanity unit.
- **Bedroom 3** has a fitted wardrobe cupboard, wash basin within a vanity unit and brick feature fireplace.
- **Bedroom 4** is a single bedroom positioned to the front of the property.
- The **family bathroom** is fitted with a white wash basin and bath and is adjacent to a **separate WC**.

OUTSIDE

Drivers is approached via a shingle driveway culminating in an area of parking and turning adjacent to the **double garage**.

The wonderful gardens and grounds form an established and mature setting either side of the drive approach and wrapping to two sides of the property. To the rear there is a sweeping lawn with herbaceous borders and a wide variety of interesting and colourful plants and trees including wisteria, rhododendrons, and an Indian bean tree.

There is a pocket of **light woodland** to one side and a very useful **greenhouse/outbuilding** (in need of maintenance) adjacent to a soft fruit garden.

A part brick and paved sun terrace is positioned to the rear of the property, together with an **orchard** area and a **paddock** with separate access from the lane.

In all about 4.7 acres.



AMENITIES

Local: Mayfield is about 1.2 miles and is often considered to be the prettiest village in the High Weald. Facilities include a small supermarket, butchers, pharmacy and the ever popular Middle House Inn.

Towns: For more comprehensive amenities and shops, Heathfield is some 4.4 miles, Wadhurst some 6 miles, Crowborough about 9 miles and Tunbridge Wells some 10.4 miles.

Transport: Stonegate station (4.1 miles) together with stations at Wadhurst and Tunbridge Wells on the London Bridge/Charing Cross line.

Schools: Mayfield Primary School; Heathfield Community College; Mayfield School for Girls; Skippers Hill Preparatory School; Marlborough House and St Ronan's at Hawkhurst.

Leisure: nearby facilities include tennis, golf clubs, sailing and walking at Bewl Water and walking in the Area of Outstanding Natural Beauty together with Bedgebury Pinetum. National Trust properties nearby include Bateman's at Burwash and Scotney Castle.

Healthcare: Tunbridge Wells Hospital; Uckfield Hospital.



DIRECTIONS

From Mayfield village proceed in an easterly direction down Fletching Street and bear right onto East Street. After 0.8 of a mile turn left into Witherenden Road and Drovers is the first drive on the right. **What3Words:** palace.encrusted.supplied

Additional Information

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Services (not checked or tested): Mains water and electricity. Oil-fired central heating (boiler not working). Private drainage

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

Tenure: Freehold. Land Registry Title Numbers ESX390817 and ESX238847

EPC: EPC rating F

Council Tax: Band G



GUIDE PRICE £1,000,000 - £1,200,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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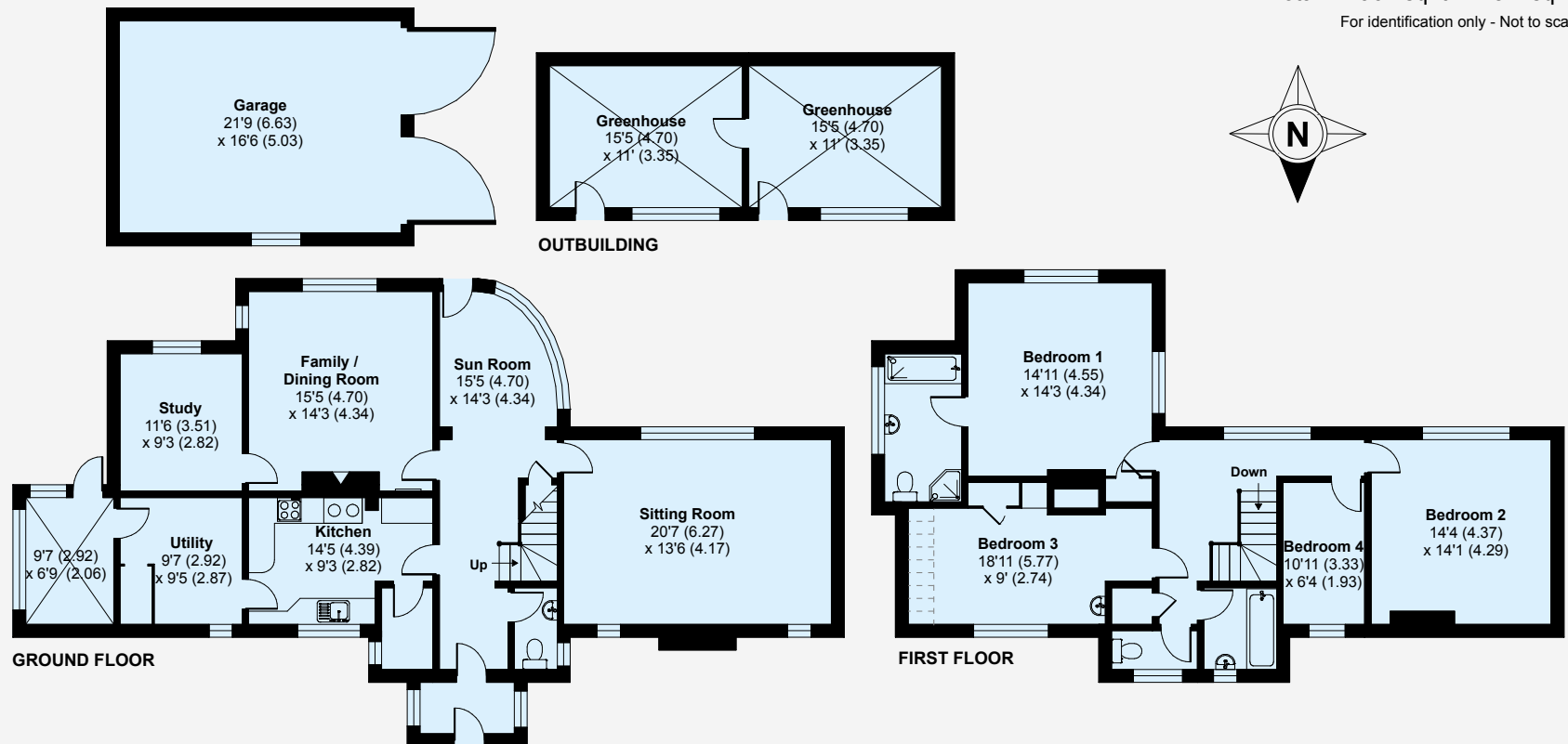
Approximate Area = 2267 sq ft / 210.6 sq m

Garage = 360 sq ft / 33.4 sq m

Outbuilding = 335 sq ft / 31.1 sq m

Total = 2962 sq ft / 275.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Batcheller Monkhouse. REF: 1000289

