

# Piccadilly Farm

Piccadilly Lane, Mayfield, East Sussex





**A fabulous detached period house offering well-proportioned family accommodation with just over 12 acres and stunning rural views towards Mayfield village and church.**

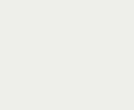
Mayfield village 1.4 miles. Rotherfield 4.5 miles. Heathfield 4.3 miles. Wadhurst station 6.4 miles (London Bridge from 53 minutes). Tunbridge Wells 10 miles (London Bridge from 4 minutes). Eastbourne 20 miles. Gatwick airport 30 miles. London 48 miles. (All times and distances approximate)



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### **Summary of accommodation**

#### **House**

**Ground Floor:** Sitting Room | TV Room | Study | Living Room | Kitchen/Dining Room | Utility Room

**First Floor:** Principal Bedroom with En Suite Shower Room | Three Further Bedrooms | Family bathroom | Shower Room | Family Room

#### **Gardens and Grounds**

Mature lawned garden | Terrace | Detached Double Garage with Studio/Office above | Field's

**In all about 12.16 acres**

## Situation

The property is located in a wonderful rural setting, within the High Weald Area of Outstanding Natural Beauty, on the outskirts of the pretty and historic 16th Century Sussex village of Mayfield.



Mayfield village provides a good range of local shops catering for everyday needs including a mini-supermarket, delicatessen, bakery, fine wine merchants, pharmacy, post office and pubs. Further amenities can be found at Wadhurst, Rotherfield, Heathfield and Tunbridge Wells.



There is an excellent choice of schooling in the area, in both the state and private sectors, including Mayfield CE Primary, Mayfield School (girls), Skippers Hill Preparatory (Five Ashes), Holmewood House (Langton Green), The Skinners School (Tunbridge Wells), Tonbridge School, The Schools at Somerhill (Tonbridge), Judd (Tonbridge), Benenden School (girls), Dulwich Preparatory (Cranbrook), Vinehall Preparatory (Robertsbridge), Bede's (Upper Dicker), and Eastbourne College.



The mainline station at Wadhurst provides trains to London. Train services are also available at Frant, Crowborough and Tunbridge Wells.



On the first floor, the spacious principal bedroom is double aspect and has a well-appointed en suite shower room.

There are three further good size bedrooms, overlooking the front, as well as a family bathroom and a shower room. All bedrooms have views over the garden and fields towards the village.

## The Property

Piccadilly Farm is a most attractive detached country house located in an idyllic rural setting, with stunning rural views toward Mayfield village and church. The beautifully presented property is unlisted and has been sympathetically refurbished to retain all the period character, yet blending perfectly with modern day convenience such as underfloor heating in the kitchen as well as the ensuite and family bathrooms. The well-proportioned reception rooms include a useful home office/study, a V room and a sitting room with French doors to the rear terrace and garden. There is also an impressive living room with a magnificent inglenook fireplace. The fabulous kitchen/dining room has a vaulted ceiling, modern fitted kitchen with integrated appliances, central island and Range cooker. It also benefits from large French doors leading out to the lawned garden and floor-to-ceiling windows affording amazing views to Mayfield village and church. From the kitchen, stairs lead up to a first floor family room with vaulted ceiling. There is also a useful utility/laundry room to the rear of the house.





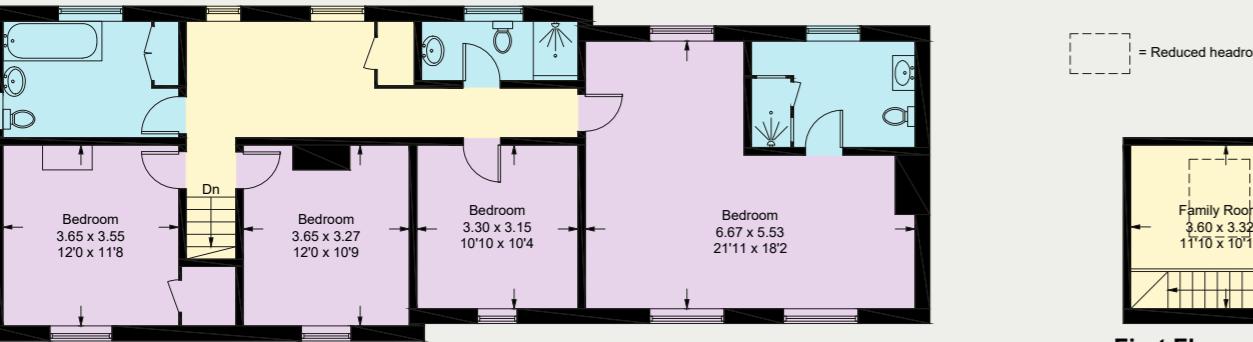
## Gardens and Grounds

The house is approached over a driveway leading to the detached double garage. Stairs lead up to a first floor studio/office. To the rear of the house, there is a paved terrace with steps leading down to the lawned gardens which include various seating areas and mature trees and shrubs. The gardens lead onto low-maintenance fields and in all the property extends to about 12.6 acres. There is a public footpath across fields (just outside the property's boundary), leading to the village. Listed Planning Permission exists for the retention of a stable block - further details available upon request.

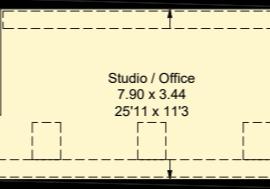
## FLOORPLAN

Approximate Gross Internal Floor Area  
 House: 280.2 sq m / 3,016 sq ft  
 Garage: 68.2 sq m / 734 sq ft  
 Total: 348.4sq m / 3,750 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



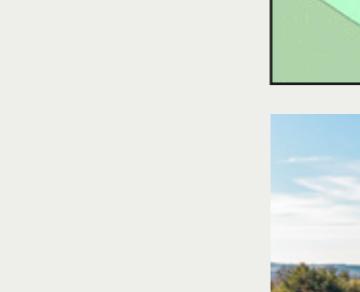
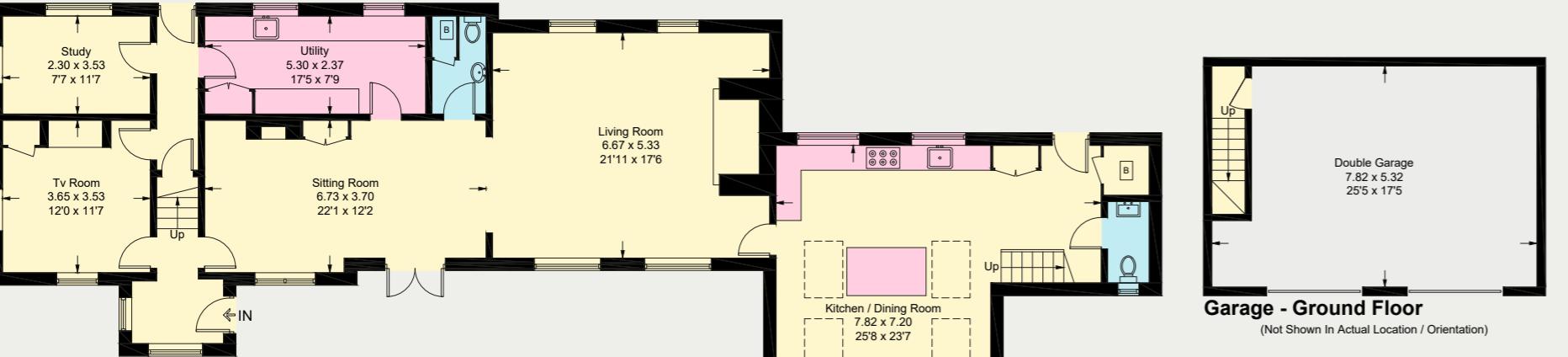
= Reduced headroom below 1.5m / 5'0



First Floor



Garage - First Floor



Garage - Ground Floor  
 (Not Shown In Actual Location / Orientation)



## Property Information

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Full fibre broadband available to the house. Private drainage (septic tank).

Local Authority: Wealden District Council, Tel. 01902 653311.

Council Tax Band G

EPC: E

Directions: From Tunbridge Wells, proceed south on the A27 (Farn Road) for 8 miles, passing through Frant and Malt Cross. Turn left onto Tunbridge Wells Road (signposted Mayfield Historic Village) and continue for 0.7 of a mile. As you enter Mayfield village, turn left onto Fleetling Street (just after passing Mayfield School on the right). Continue for 0.2 of a mile and, at the small grass triangle, turn right onto East Street. Continue for 0.6 of a mile, which becomes Scotford Hill. At the junction by the grass triangle, then turn right onto Piccadilly Lane. Continue for 0.5 of a mile and the entrance driveway to Piccadilly Farm will be found on the right-hand side (just after the house and outbuilding).

<https://wh3wrdz.com/remarks.uk.s/submit>

Postcode: TN20 6RH

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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