

25 Mayfield Grange, Mayfield, East Sussex

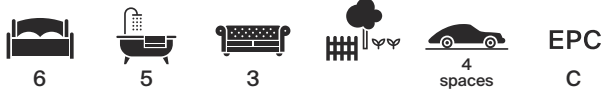




25 Mayfield Grange, Little Trodgers Lane, Mayfield

A substantial and beautifully presented detached family house located in the prestigious private gated development of Mayfield Grange and just 1.5 miles from the historic village of Mayfield. The property benefits from private gardens and parking as well as use of extensive park-like communal grounds and a gym for residents.

Mayfield 1.5 miles. Rotherfield 3.4 miles. Crowborough station 5.5 miles (London Bridge from 69 minutes). Wadhurst station 5.9 miles (London Bridge from 53 minutes). Tunbridge Wells 7.2 miles (London Bridge from 44 minutes). Lamberhurst 9 miles. A21 - 9.3 miles. South coast 20 miles. M25(J5) 22 miles. London 49 miles. (All times and distances approximate)



Tenure: Freehold

Local authority: Wealden District Council, Tel. 01892 653311

Council tax band: G







The Property

25 Mayfield Grange is a most attractive detached family house offering substantial accommodation, arranged over three floors, totalling approximately 2929 sq ft. The beautifully presented accommodation includes a welcoming entrance hall with a boot room and cloakroom off. A door leads into the fabulous double aspect drawing room which includes a fireplace, wooden flooring and French doors to one end opening out to the rear terrace and garden.

The drawing room leads through to a family room which also has French doors opening out to the gardens. The fabulous kitchen/breakfast room is a particular feature of the house and has a range of bespoke wall and base units and a central island with breakfast bar. Off the kitchen/breakfast room there is also a useful utility room as well as a double aspect dining room.

On the first floor there are four generous bedrooms, all of which have well-appointed en suite bath/shower rooms and far-reaching views over the surrounding countryside. Stairs lead up to the second floor where there is a spacious family bathroom as well as two further bedrooms (one of which is currently used as a dressing room).



Gardens and Grounds

To the front, the house has a small garden and a private driveway providing off-street parking for two cars. The property also has two parking spaces in the main car park.

At the rear of the house there is a paved terrace, spanning the width of the house, leading on to the lawned garden edged by mature shrubs and trees. The property also has the use of stunning park-like communal gardens and grounds, extending to approximately 20 acres, as well as a gymnasium for residents.

Services

Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Service charge: £2,118 p.a. for 2023/24.



Substantial and beautifully presented family accommodation with stunning rural views.



Situation

Mayfield Grange is a sought-after private, gated development set off a country lane just one and a half miles from the pretty and historic 16th Century Sussex village of Mayfield which provides a good range of local shops catering for everyday needs including delicatessen, bakery, fine wine merchants, doctors' surgery, pharmacy, post office and pubs. Tunbridge Wells is just over 7 miles to the north and provides an extensive range of shopping, commercial, recreational and educational facilities. The mainline station at Wadhurst provides trains to London. Train services are also available at Frant, Crowborough 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.

Leisure activities in the area including Mayfield village cricket, football and tennis clubs; golf at Dale Hill (Ticehurst), The Nevill (Tunbridge Wells), Dewlands Manor (Rotherfield), Crowborough (Beacon), The Royal Ashdown and at Rye; sailing and water sports at Bewl Water and on the south coast; walking and cycling at Bedgebury Pinetum and the 'Cuckoo Trail' from Heathfield.

Directions (TN20 6BF)

From Tunbridge Wells, proceed south on the A267 (Frant Road) for 5.7 miles, passing through Frant and Mark Cross, and turn left onto Lake Street. After 0.6 of a mile, bear right onto Little Trodgers Lane. Continue for 0.4 of a mile and the main gates to Mayfield Grange will be found on the left-hand side. Proceed along the driveway and take the first turning on the left where No. 25 and the property's private parking, will be found on the right hand side.











Approximate Gross Internal Floor Area 272.1 sq m / 2929 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 below.



Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Simon Biddulph
01892 515035
simon.biddulph@knightfrank.com



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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