


SOUTHFIELDS

Lake Street, Mayfield, East Sussex, TN20 6PP



ATTRACTIVE FAMILY HOUSE OFFERING HUGE POTENTIAL

This wonderful detached family house is located on the edge of the sought-after village of Mayfield. It enjoys fabulous views over the surrounding countryside and offers buyers the potential to create an exceptional family home in this location.

			EPC
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Local Authority: Wealden District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage.

Mayfield 2 miles. Wadhurst 5.4 miles (London Bridge from 53 minutes). Tunbridge Wells 7 miles (London Bridge from 44 minutes). London 48 miles.

www.what3words.com/menswear.rinse.wicked



SITUATION

The property is located on the outskirts of the pretty and historic village of Mayfield which provides a good range of amenities for everyday needs including bakery, post office, pharmacy, pubs and restaurants. The larger town of Tunbridge Wells provides an extensive range of shopping and commercial facilities as does nearby Wadhurst. Train stations at Wadhurst, Stonegate, Frant, Crowborough and Tunbridge Wells provide a regular service to London. There is an excellent choice of schools 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), Marlborough House Vinehall Preparatory (Robertsbridge), Bede's (Upper Dicker) and Eastbourne College.



THE PROPERTY

Southfields is an attractive detached family house located in a sought-after area on the edge of the popular village of Mayfield and enjoying fabulous views over the surrounding countryside. Internally the property offers flexible accommodation which flows very well. The front door opens into an entrance hall with a double aspect study to one side. There are also two useful ground floor bedrooms and a family bathroom providing huge flexibility for buyers.

The principal reception space includes a spacious sitting room with two large windows overlooking the gardens. Double doors open into a dining/garden room with windows on three sides overlooking the gardens and double doors opening onto the side terrace creating the perfect space for entertaining and al fresco dining whilst enjoying the beautiful rural views. The L-shaped kitchen/breakfast room is located at the rear of the house and has an extensive range of fitted storage units with integrated appliances. A door leads through to utility room which in turn leads through a rear hall/boot room with an external door to the rear.

On the first floor there are two additional bedrooms as well as a bathroom.





GARDENS, OUTBUILDINGS AND POTENTIAL TO EXTEND

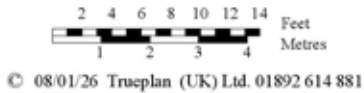
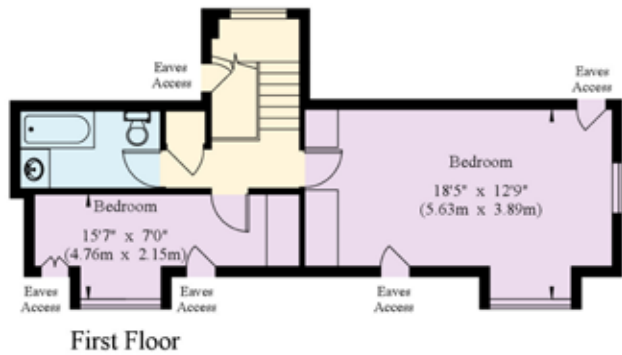
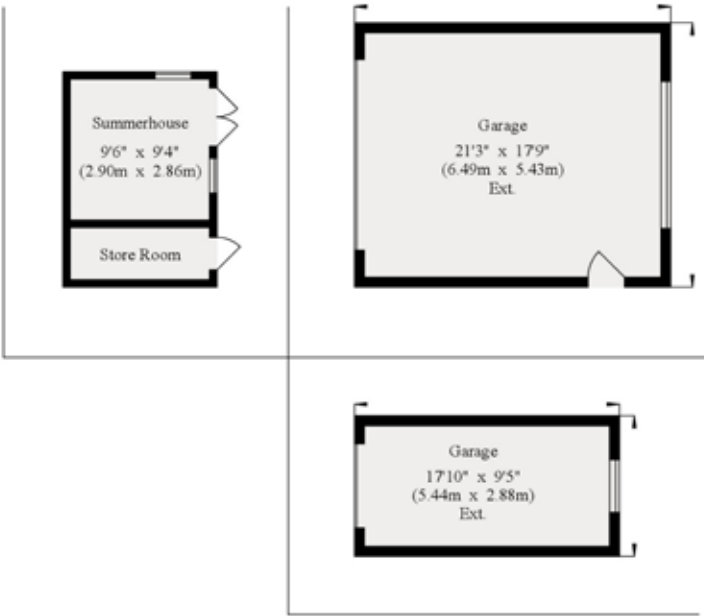
The house is approached over a private driveway leading to a detached double garage, a detached single garage and off-road parking area. The delightful gardens and grounds are laid to lawn and adjoin open countryside.

To the side of the house there is a paved terrace which enjoys fabulous views over the property's own garden and rolling countryside beyond. The terrace leads on to the lawned garden with a multitude of mature trees, shrubs and plants. There are also two greenhouses and a summerhouse with attached store room. In all the property extends to about 1.23 acres.

The property has the benefit of recently expired planning permission to demolish the existing single storey front extension, garden room and bay window and construct a two storey front extension as well as a first floor side extension and two new chimney stacks if a buyer required. Further details are available at:

www.wealden.gov.uk/planning
Quote reference: WD/2022/2971/F





Approximate Gross Internal Area =
House: 190.8 sq m / 2053 sq ft. Outbuildings: 54.8 sq m / 589 sq ft.
TOTAL: 245.6 sq m / 2642 sq ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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