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A detached family house comprising four bedrooms, en-suite and bathroom, open plan kitchen/dining, living room, study, potential to extend, all set withing 1/2 an acre of gardens and grounds, with a stream and wooded border, plus further paddock available, ample parking and a detached garage, just 1/2 a mile from the village.
EPC Rating: D. NO CHAIN.

## Offers in Excess of: £799,950 Freehold

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Burnett's is a trading name for Burnetts Mayfield LLP (Reg. No. OC340979 VAT Registration No. 901009089) and Burnetts Wadhurst Ltd (Reg. No. 6122343 VAT Registration No 218919481)
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# Cottage in the Wood,

## Rotherfield Lane, Mayfield. TN20 6ET

## Offers in Excess of: £799,950 Freehold

Cottage in the wood forms a deceptively spacious detached family house the benefit of lapsed planning permission to extend into the loft and to the side to form additional bedroom and living space.

The property currently comprises four bedrooms with an en-suite and family bathroom, all completely refurbished around 8 years ago, with an open plan kitchen/dining room, separate living room and study, plus a cloakroom and two utility areas, all set within gardens and grounds approximately half an acre with a stream to one side and a sliver of Woodland beyond the stream, and a further paddock of about 2.5 acres beyond the woodland, available by separate negotiation.

One approaches the property via a gravel driveway with steps up through the garden to the front door, accessing a front lobby, and a further into the entrance hall.

The entrance hall is open wide space with a store cupboard to one side, and steps down to a lower floor, housing the sitting room and office, and a few steps up to the upper floor, to a central hallway/landing, providing access to the kitchen/dining room, the cloakroom, airing cupboard, all four bedrooms and the family bathroom.

The lower floor provides a double aspect sitting room with a fireplace containing a ceramic wood burning stove with a bay window to front and French doors to the side garden. There is a further door to an office with a window facing the side garden and beneath the house (to the side of the office) is a large, sub-terranean store, offering further potential as well as easy access to plumbing and electrical items.

The main floor comprises double aspect kitchen/dining room with a bay window to front and two large windows overlooking the wooded garden and the stream, with a view to the paddock beyond. The kitchen area comprises a range of white cupboards and drawers, integrated appliances and a breakfast bar. Off the kitchen are two utility rooms, providing further storage, space for additional appliances and access to the garden.

The main landing through the centre of the property provides access to a cloakroom, comprising a WC and basin, an airing cupboard fitted with a large, pressurised water tank, loft access (not inspected, but see the note for the lapsed planning below) and all four bedrooms, plus the family bathroom.

The main bedroom faces the front garden, with an array of wardrobes along one wall. A door leads into the en-suite, comprising a shower, WC and basin, tiled walls, floor, windows to side and a towel rail.

The fourth bedroom also faces the front, whilst the second bedroom faces the side, and has a sliding door to the side patio and an ornamental pond. The third bedroom is adjacent, and has a window to rear and a door to the bathroom, which also has a door to the landing.
The bathroom is a good sized room, comprising a panelled bath, separate shower, WC and basin, part tiled walls, tiled floor and towel rail.

The lapsed planning permission from 2008 would look to provide further bedrooms within the roof space, whilst tweaking the ground floor layout, and extending the eastern side of the house, across all floors, to provide a larger living space and kitchen. Whilst the plans have lapsed, we believe it would be possible to obtain a similar permission now, if one so desired. Planning Ref: WD/2008/2570/F

Outside there is a large garden to the south side of the property, providing laws and flower bed along the paths and steps do the land and driveway. Further lawns, flower beds and patios can be found on either side of the property, including a seating area and an ornamental pond tucked off to one side by the bedrooms, plus a lower seating area accessed from the sitting room, which enjoys an outlook overlooking the woodland and the stream, several shrubs and wild flowers including spring bulbs, plus the paddock ad orchard area beyond.

The rest of the garden follows the stream down to the gravel driveway providing ample parking for several vehicles and access to the detached double garage.

The paddock beyond the wooded area is available by separate negotiation and has a separate road access beyond the drive, and has mature hedged borders, plus a fenced orchard area containing various fruit trees and rows of vines within the middle of the paddock.

The property is located approximately half a mile from the ancient buildings of Mayfield High Street. Facilities in the village include a small supermarket, Post Office, butcher, bakery, pharmacy, deli, florist, haberdashery, fashionand curtain shops, beauty shops as well as a GP surgery, two dentist practices, a chiropodist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Pub & Hotel in the centre of the village.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school. For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

Railway stations can be found at Wadhurst (5 miles) for Charing Cross or Crowborough (4 miles) for London Bridge. There is also a bus service to Tunbridge Wells and Eastbourne.

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## Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Cottage in the Wood<br>Rotherfield Lane<br>MAYFIELD<br>TN20 6ET | Energy rating<br>**D** | Valid until: | **30 March 2026** |
| | | Certificate number: | **8296-7627-4340-8369-4976** |

| | |
|---|---|
| Property type | Detached house |
| Total floor area | 155 square metres |

**Material Information:**
Council Tax Band G (rates are not expected to rise upon completion).
Mains electricity and water, gas central heating and mains drainage via a pumping station.
The property is of brick and block construction with a tiled roof.
We are not aware of any safety issues or cladding issues.
We are not aware of any asbestos at the property.
The property is located within the AONB conservation area.
The title has restrictions, we suggest you seek legal advice on the title
According to the Government Flood Risk website, there is a very low risk of flooding.
We are informed that there is Superfast Broadband available at the property.
There is limited mobile coverage from various networks.
We are not aware of any mining operations in the vicinity
We are not aware of planning permission for new houses/extensions at any neighbouring properties.
The property does not have step free access or accommodation.

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Wadhurst: 01892 782287
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.