

5 Rosehill  
Alexandra Road, Mayfield,  
TN20 6UE

**burnett's**  
Individual Property : Individual Service



A pretty and well-presented, Period, end-of-terrace cottage, comprising top floor master bedroom with en-suite with amazing views, two double bedrooms and a family bathroom on the first floor, plus entrance hall, dining room, sitting room, kitchen, cloakroom and front porch to the ground floor, all within walled gardens and Easterly views from the upper floors. VENDOR SUITED. EPC Rating: D

Price Guide: £495,000 Freehold



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# 5 Rosehill

Alexandra Road, Mayfield, TN20 6UE

Price Guide: £495,000 Freehold

The property forms a charming, well-presented and attractive, Period end of terrace house, enjoying a few period features plus a wonderful top floor conversion to form a master bedroom and en-suite shower room with plenty of storage and fantastic views, plus a new boiler and a relandscaped garden.

The ground floor enjoys an enclosed lobby, with access to the entrance hall, with the stairs rising to the first floor and under stairs storage cupboard. A rear facing dining room with access to the garden opens into the bay fronted sitting room with a square bay window to front and gas fire with surround (not working).

The dining room also provides access to the kitchen, comprising a range of blue painted cupboards and drawers, with inset sink, integrated hob with extractor above, chest level oven and grill, space for a fridge/freezer, dishwasher and washing machine.

A doorway from the dining room also leads into the cloakroom extension comprising a lobby and a further WC with a basin.

The first floor has two double bedrooms, both with fitted wardrobes and the family bathroom, comprises a bath with overhead shower, WC and basin, plus the boiler cupboard with the newly installed Glow Worm boiler.

There is also a delightful rear garden, cleverly landscaped within the walled boundaries to form lawned area with flowerbed borders, brick edged seating area, further sandstone paved patio by the rear of the house and space for the shed.

While there is a right of way in favour of the neighbours in the adjoining property, which is primarily used only for bin access, the garden is actually nicely enclosed and private, facing East but being open to the Southerly sunlight.

The top floor en-suite and the first floor rear bedroom have lovely views over the garden and the nearby houses to the East too.

The house is situated in Alexandra Road, approximately 0.35 miles from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, florist and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel and the nearby pub, The Rose and Crown.

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 in 9 miles to the north.

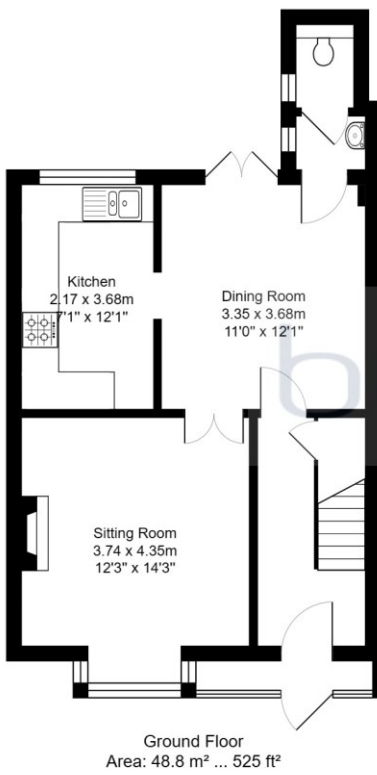
Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

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

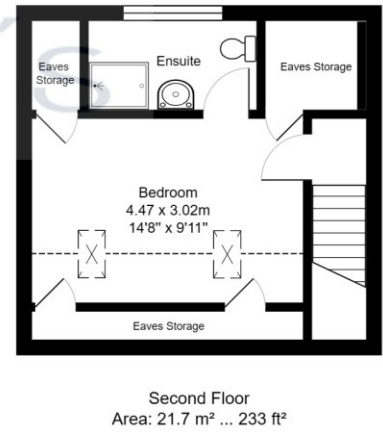
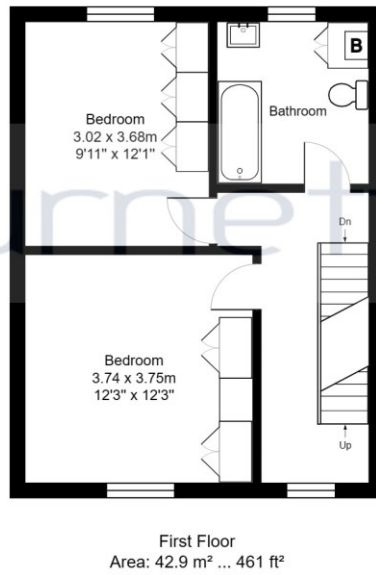
All mains services connected.  
Council Tax Band: C

Energy performance certificate (EPC)		
5 Rosehill Alexandra Road MAYFIELD TN20 6UE	Energy rating <b>D</b>	Valid until: 8 May 2033 Certificate number: 8413-3117-4002-0905-6906
Property type	End-terrace house	
Total floor area	111 square metres	





Total Area: 113.3 m<sup>2</sup> ... 1220 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



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