

Sunnybank Cottage
Fletching Street, Mayfield
TN20 6TH

burnett's
Individual Property : Individual Service



With the most sensational, rural views over the valley beyond, is this well presented, detached house, offering three double bedrooms, a family bathroom and shower room, sitting room, dining room, kitchen and conservatory/breakfast room with a utility room, ample off road parking and lapsed planning for a garage, a stunning, glass balustraded rear deck, and rear gardens that have been opened to the public for the last decade.

VENDORS SUITED. EPC Rating C

Price: £875,000 Freehold

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Sunnybank Cottage

Fletching Street, Mayfield, TN20 6TH

Price: £875,000 Freehold

The property forms a deceptively spacious detached family home, benefitting from a central, yet set-back location and several alterations to really maximise the sensational views that it enjoys across the Rother Valley to the rear.

One enters via a central hallway, with a glass balustrade staircase to the part galleried landing above. A door to the left leads into the sitting room, cleverly extended into an original garage and forming an elegant and well-proportioned room with a square bay window and second window to the front and a formal fireplace with stone surround and an inset wood burner.

Double doors beyond lead into the fabulous conservatory, with the best of the views over the garden, across the deck and the valley beyond, whilst offering tiled flooring and direct access to the deck and the kitchen.

The kitchen comprises a range of cream base and wall units, complete with beech block worktops. The window overlooks the views and the garden, with the inset sink and drainer beneath. Integrated appliances include the cooker, fridge, freezer and dishwasher. There is a tiled floor, concealed gas boiler and a further door to the utility room, with a further door to the side entrance from the utility room. The utility room has a sink and provides space for a washing machine and tumble dryer.

There is also a door from the kitchen back to the entrance hall, and adjacent is another door to a good-sized dining room, just off the entrance hall, with a square bay window to front and a former fireplace.

At the rear of the property, located off the conservatory, is a downstairs shower room, comprising a shower, WC and basin, window to rear, tiled floor and part tiled walls, plus a useful storage cupboard.

The first floor provides an open, glass balustrade landing, with windows to front and side, an airing cupboard and a further built-in cupboard.

Bedroom 1 is a generous double with windows to the front and spectacular view to the rear. It is considered there is potential to extend over the utility room to provide this bedroom with an en suite, subject to the necessary consents.

The bathroom has been enlarged and currently comprises a shower, separate bath, WC and basin, with two windows with the views, tiled walls.

A further area of landing with a window to the front leads to the second and third bedrooms.

The second bedroom is another generous dual aspect room, with the same far-reaching views to the rear. This room has a range of recently installed Sharp fitted wardrobes to one wall. Again, it is considered to offer potential for creating an en suite shower room over

the ground floor shower room below. The third bedroom has a fitted wardrobe and a wonderful view to the rear.

Outside, to the front are two driveways, split by a formal front garden with gate and central path to the front door, dissecting the lawn and flowerbeds, with two statement, feature trees. The driveways could be linked to provide an 'in-out' drive (subject to any consents), and there is lapsed planning for a detached garage to the right hand side of the front garden (Ref: WD/2017/2066/F). There is ample space for parking on the driveways.

A lockable garden gate and brick wall provide access to the side path, containing a bin store, log store and a door to the utility room.

Beyond is the recently installed composite decking area, complete with glass balustrade so as not to interrupt the views whilst sitting/dining on the deck.

Matching steps lead down to the formal rear garden, which have been open to the public for several years, with mature hedge and flower bed borders, a recessed, illuminated statue area to one corner, and central lawn.

The hedge crosses the garden, with an opening and steps down to a vegetable and fruit garden, complete with green house, shed and potting shed.

The property is located on Fletching Street, merely 150 yards from the sixteenth century beauty of the High Street.

Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers 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.

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

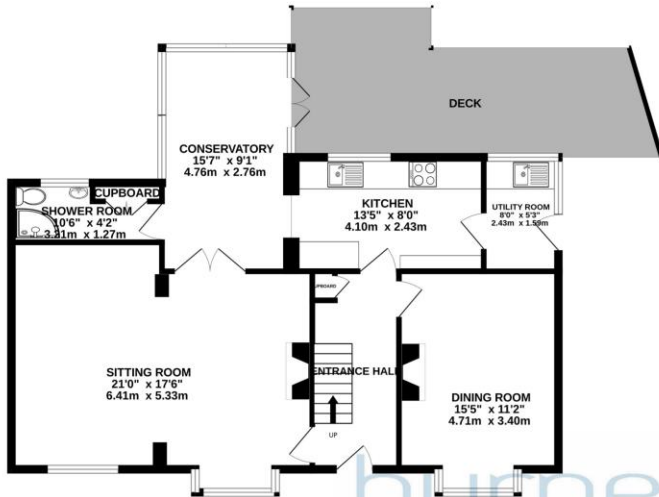
Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

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

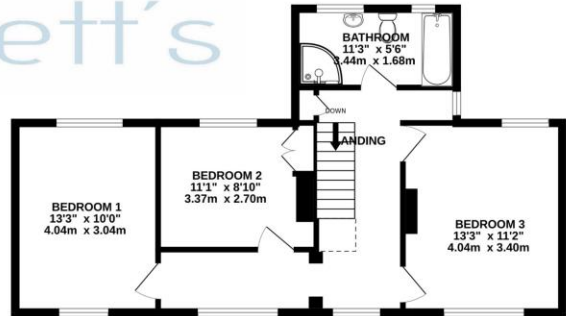
Council Tax Band: F. All mains services connected with mains gas central heating. UPVC double glazing. Cavity wall insulation.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



Energy performance certificate (EPC)

Sunnybank Cottage
Fletching Street
MAYFIELD
TN20 6TH

Energy rating
C

Valid until: 6 September 2033

Certificate number: 9310-7057-2002-0101-6006

Property type

Detached house

Total floor area

120 square metres

SUNNYBANK COTTAGE, FLETCHING STREET, MAYFIELD, TN20 6TH

TOTAL FLOOR AREA : 1474 sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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