

01825 703000 / 01892 489000
info@peteroliverhomes.co.uk

Peter Oliver



Little Trodgers Lane, Mayfield, TN20 6BF

- ▼ Superb, Spacious Apartment
- ▼ 2/3 Bedrooms, 3 Reception Rooms
- ▼ Over 2300 Sq Ft of Accommodation
- ▼ Feature Kitchen/Breakfast Room
- ▼ Shared use of Grounds
- ▼ Allocated Parking & Communal Gym



EPC RATING

Current:  Potential:
EPC Awaited

£900,000



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Wow, this is not your average property! This exceptionally spacious and individual ground floor apartment offers masses of accommodation, forming part of a restored Grade II Edward Pugin building. Boasting superb southerly views over extensive private grounds, Mayfield Grange is a highly desirable gated development set within its own beautiful grounds with a range of luxury houses, apartments and the original Great Hall, just over a mile from the village of Mayfield. This property is part of the Great Hall and is a fine spacious home of considerable character, which is well presented and enjoys lovely southerly rural views over the former cricket pitch and the surrounding communal gardens. The accommodation comprises; From the entrance hall there is a huge, 31ft dining hall with attractive storage units and an external double door giving access to a small seating area and the communal grounds. There is also a cloakroom/WC and storage room housing the pressurised water tank. The kitchen/breakfast room is an amazing room and has lovely granite worktops, wall mounted units and cupboards, gas hob and extractor fan, built in oven, fridge freezer, washing machine and down lights. The spacious breakfast area has timber laminate flooring, an attractive traditional fireplace with stone surround, storage cupboard and windows overlooking the grounds. The main bedroom has a dressing room (this is currently used as a 3rd bedroom) and en suite wet room/bathroom with laminate floor, twin basins, WC, bidet and a large walk in shower with tiled surround. Bedroom 2 is another large double bedroom of good size with a connected dressing room and en suite bathroom with basin, walk in shower and tiled floor and walls. The property is approached via double opening electric wrought iron gates and the private driveway leads directly down to the Grade II listed Great Hall. There are 2 allocated parking spaces immediately outside the communal front door. The gardens and grounds are extensive and beautifully maintained with a formal area of sunken garden, pathways and far reaching views. There is a gym for the exclusive use of the residents and a former cricket pitch. There are also 2 areas of woodland and an extensive choice of footpaths nearby giving access to walks in the lovely surrounding countryside.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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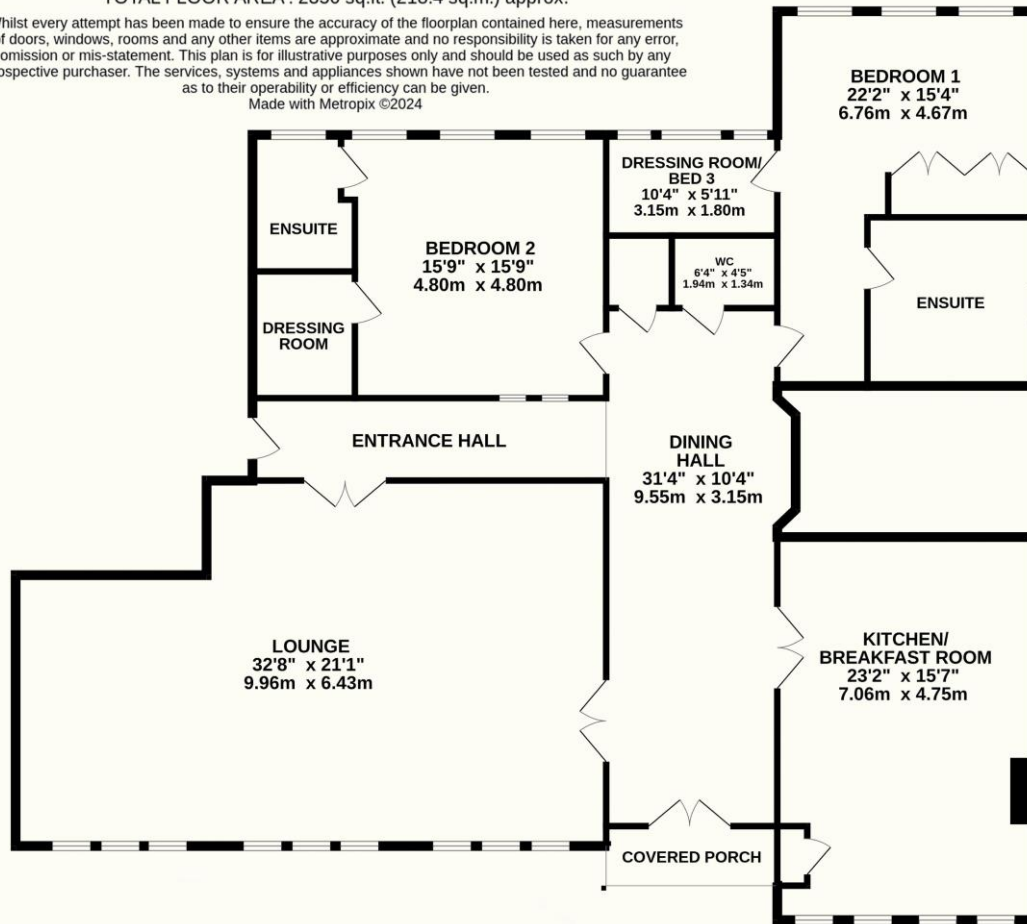
The Property
Ombudsman

The Property
Ombudsman
LETTINGS



TOTAL FLOOR AREA : 2350 sq.ft. (218.4 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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TENURE: LEASEHOLD

ANNUAL SERVICE CHARGE: £6,533.98

GROUND RENT: £350.00

COUNCIL TAX BAND: G

LEASE LENGTH: 109 Years

Details provided by owners and would need to be verified before purchase

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