

AYLWINS HOUSE

1 AYLWINS • MAYFIELD • EAST SUSSEX







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An immaculate portion of a Grade II listed house in a highly sought-after village

Entrance porch • Reception hall • Drawing room • Kitchen/dining room • Utility room
Guest cloakroom • Master bedroom with en-suite bathroom • Guest bedroom suite with shower room
2 further bedrooms • Family bathroom

Wine cellar

2 private parking spaces • Private terrace and garden • Communal gardens

Rotherfield 3 miles • Frant and Wadhurst main line stations both 8 miles • Tunbridge Wells 9.6 miles
(All distances are approximate)



**These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.**



Situation

- Aylwins House occupies one wing of an original stone built, Grade II listed period house, thought to have been built between 1590 and 1602 which was renovated to a very high standard in 2011. The property is situated off the High Street in the highly sought-after village of Mayfield.
- Mayfield has a very good selection of local amenities including local shops serving all the usual day-to-day needs, post office and local pubs, including The Middle House.
- Tunbridge Wells is within easy striking distance with a further comprehensive range of shopping, recreational and cultural amenities.
- Communications in the area are very good. Fast broadband is available with speeds up to 70mbps. The property has access to major road and rail routes. Main line stations at Frant, Wadhurst and Tunbridge Wells offer regular services to the capital, taking approximately 1 hour. www.southeasternrailway.co.uk
- There are excellent schools in the area including local primary schools, Skippers Hill Prep School, The Mead Prep School, Rose Hill Prep School, St Leonard's Mayfield Girls School, The Skinners School, Tunbridge Wells Girls Grammar and Tunbridge Wells Boys Grammar.
- Leisure activities in the area include riding and walking in the surrounding countryside, local rugby and cricket clubs, golf at a number of interesting courses including Dewlands Manor, East Sussex National and Crowborough, and motor racing at Brands Hatch. There is sailing on the Kent and East Sussex coasts, and at Bewl Water. Thriving village activities include the Mayfield Music Festival, Mayfield Tennis Club, The Film Society and the Historical Society.



Description

Aylwins House is beautifully presented throughout and benefits from light and well-proportioned rooms arranged over three floors. It is approached through a set of gates from Mayfield High Street, along a paved drive to two private parking spaces to the front and benefits from a private terrace and garden and use of an attractive communal garden to the rear.

Ground floor:

- An impressive porch leading to a spacious reception hall.
- An elegant and very attractive drawing room with stone mullioned windows and a wood burning stove.
- The kitchen / dining room is fitted with a comprehensive range of wall and floor mounted units with integrated appliances throughout, wood and granite worktops and a centre island.
- Utility room.
- Guest cloakroom.

First and second floors:

- The master bedroom has a dual aspect, original period panelling, an attractive fireplace and a beautifully presented en suite bathroom.
- There are two further bedrooms (one of which is a study/bedroom) and a family bathroom.
- The second floor has a large guest bedroom suite with a sitting area and en-suite shower room.

Outside

The property is approached through a set of gates leading to a paved drive and two private parking spaces.

The gardens are carefully tended with a private terrace and garden to the front and a lawned communal garden with a large Cedar tree to the rear.

There are steps leading to the cellar door through which is a well fitted, dry, wine cellar with bespoke wooden wine rack.

Viewings

Strictly by prior appointment through the owners' sole agents, Knight Frank. Tel: 01892 515035.



Local authority

Wealden District Council. Tel: 01323 443322.

Directions

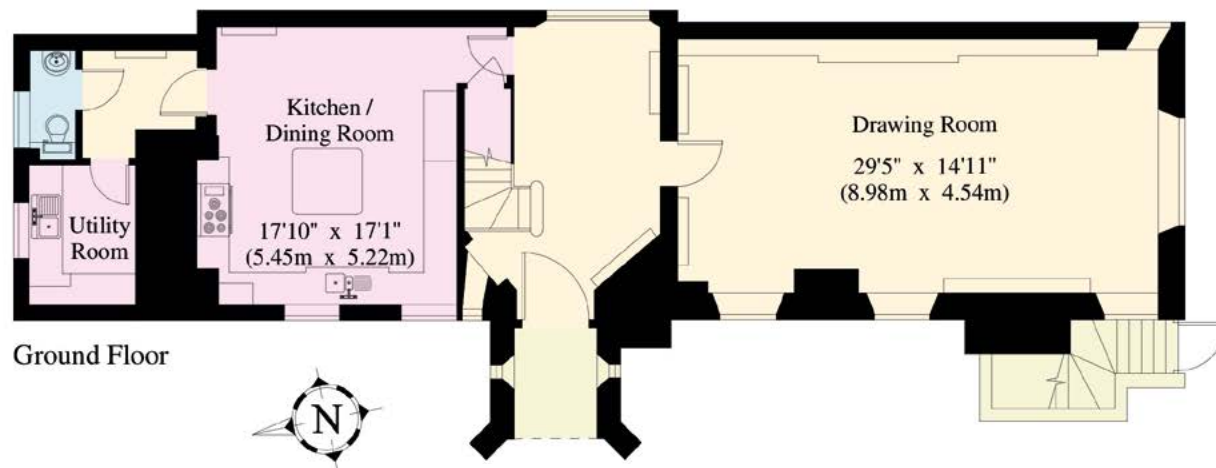
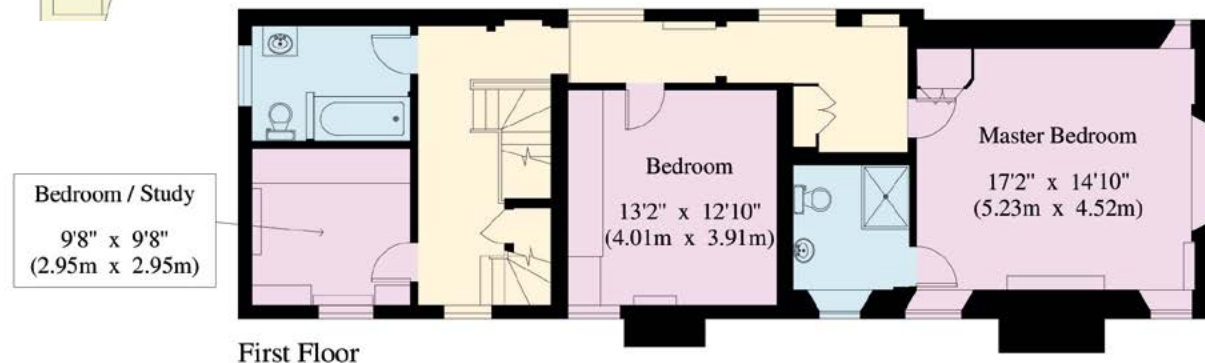
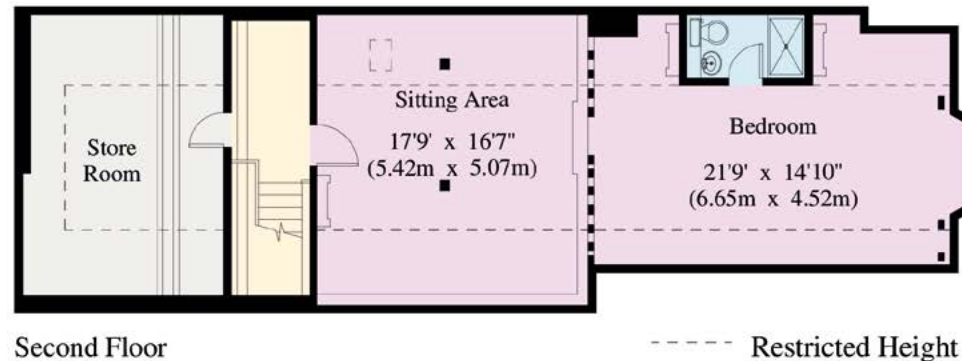
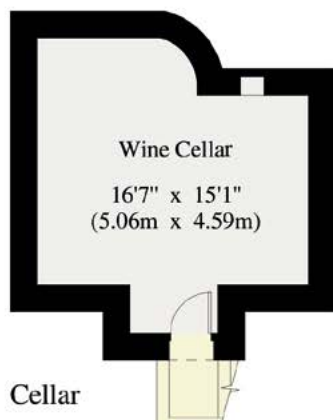
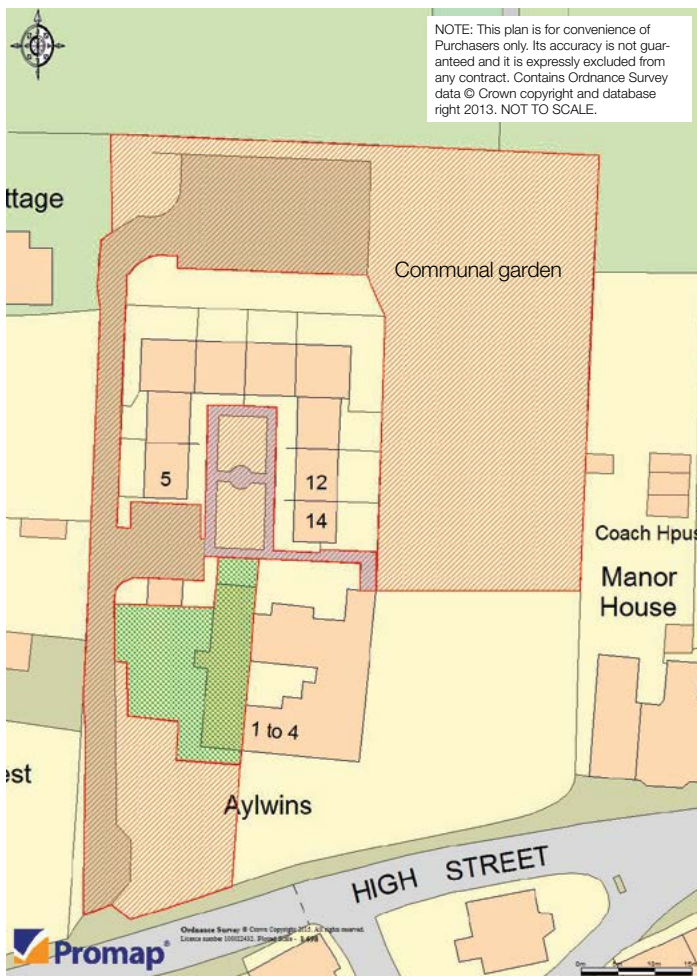
From Tunbridge Wells proceed south on the A267. Proceed through Frant and continue on the A267 for another 5.4 miles. Turn left into Tunbridge Wells Road, passing the entrance to St Leonard's Mayfield School on your right and continue into the High Street. The entrance to Aylwins will be found a further 0.2 miles on the right at the bottom of the High Street.

Services

Mains water (South East Water). Mains electricity (EDF). Mains drainage (Southern Water). Mains gas (British Gas).

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



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Gross Internal Area : 302.0 sq.m (3250 sq.ft.)



Communal garden



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