



WOODLANDS, MAYFIELD LANE
WADHURST – GUIDE PRICE £1,250,000 - £1,450,000



Woodlands,

Mayfield Lane, Wadhurst, TN5 6JE

Most Impressive Detached Family Home - Top Of Chain - Ripe For Modernisation And Refurbishment (Subject To Permissions) - Beautifully Presented Gardens - Approximately 3.5 Acres (tbv) - Southerly Views - In/Out Driveway - Detached Garage - Two Good Size Reception Rooms - Large Kitchen/Breakfast Room - Store Room - Ground Floor WC's - Utility Rooms - Four Bedrooms - En-Suite To Master - Family Bathroom

Offered as top of chain and situated in beautifully presented gardens of approximately 3.5 acres (tbv) a most impressive pre-war four bedroom detached property with generous reception space, beautiful southerly views and ripe with potential for further modernisation and refurbishment subject to the necessary permissions being obtainable. The property has generous parking in the form of an in/out drive and further detached garage and, as currently arranged has two particularly good sized principle receptions to the ground floor with doors opening directly on to the rear terrace and a further large kitchen/breakfast room with addition store, ground floor wc's and utility rooms. There are four bedrooms to the first floor of which three enjoy the outstanding southerly views to the rear with an en-suite facility to one of the bedrooms, a further family bathroom and generous additional storage space. Properties in this village with these views and this potential are rarely available and to this end we'd encourage all interested parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE HALLWAY:

Carpeted, stairs leading to the first floor, stairs leading to lower ground floor. Beyond that there are areas of picture rails, three sets of leaded windows returning to the front and two higher level sets of leaded windows. Wall mounted thermostatic controls.





WASH ROOM:

Quarry tiled floor, radiator, pedestal wash hand basin with mixer tap over, fitted wall mirror and opaque leaded windows to the front. Door leading to:

WC:

Quarry tiled floor, low level wc, opaque leaded window to front.

LOWER GROUND FLOOR:**HALLWAY:**

Carpeted, picture rails, two radiator, set of leaded windows to front. Understairs cupboard of a good size with wall mounted electric consumer unit. Further shallow storage cupboard housing various consumer units, electrical meters etc. Door leading to:

RECEPTION 2:

Carpeted, feature fireplace with wooden mantle and surrounds and a tiled hearth (operational), radiator, good space for additional lounge furniture and entertaining, run of leaded windows to the side affording views of the private gardens, set of leaded French door with leaded windows to either side affording far reaching southerly views and access to the rear terrace.

MAIN LOUNGE:

Carpeting and excellent space for additional lounge furniture and entertaining, three radiators, serving hatch through to kitchen, two sets of leaded windows affording views of the terrace and rear gardens as well as a set of leaded French doors offering access to the terrace. Various media points and a feature fireplace with a marble mantle and surround (operational).

KITCHEN/BREAKFAST ROOM:

A good size with tiled floor and wooden beams to the ceiling, two sets of leaded Crittal style windows with views to the rear and over the terrace and a further set of leaded windows to the side. Space for breakfast table and chairs and otherwise a range of wooden wall and base units with a complementary tiled work surface, space for dishwasher and freestanding lower level fridge, single bowl stainless steel sink with taps over, radiator. Island area comprised of wooden base units and complementary tiled work surface with an integrated double electric oven and further inset five ring induction hob, good space with washing machine and tumble dryer and a further utility space again with wooden base units, inset stainless steel sink with mixer tap over.

Door leading to:

PANTRY:

Quarry tiled floor, good areas of fitted shelving, high level opaque leaded window to front, cupboard.

Door from kitchen leading to a lobby area with door to:

WC:

Quarry tiled floor, low level wc, opaque leaded window to the side.

Further door from lobby to the side entrance and another door leading to:

LARGE PANTRY/UTILIY ROOM:

Vinyl floor, areas of fitted shelving, high level leaded windows to the front, wall mounted Glow Worn boiler and good space for other white goods or for storage as appropriate.

FIRST FLOOR LANDING:

Carpeted, single radiator, leaded window to one side, areas of sliding doors affording additional storage space under the eaves, loft access hatch, picture rails, door leading to a large airing cupboard with inset water cylinder and good areas of shelving.

WC:

Tiled floor, opaque leaded style window to side, low level wc

SHOWER ROOM:

Tiled floor, tiled walls, towel radiator, sink sitting on top of a storage unit with mixer tap over, electric shaver point, wall mounted mirror, leaded windows to the rear affording southerly views, a large fitted walk in shower unit with walk in shower unit with two showerheads and fitted glass screens, extractor fan.

BEDROOM:

Carpeted, radiator, leaded windows to the front, picture rail and door leading to a fitted cupboard.

BEDROOM:

Carpeted, radiator, leaded windows affording southerly views to the rear, areas of fitted bedroom furniture and wardrobes. Door leading to:

EN-SUITE:

Tiled floor, tiled walls, panelled bath with mixer tap over and single head shower attachment, fitted corner shower cubicle with sliding glass screens and single head shower, inset spots, extractor fan. Large feature sink with storage below and mixer tap above, fitted wall mirror, fitted electric shaver points, towel radiator, low level wc, leaded window to rear.

BEDROOM:

Of a good size, two radiators, bank of leaded windows enjoying the aforementioned views, good space for bed and associated bedroom furniture, areas of fitted cupboards.



BEDROOM:

Of a good size again, carpeted, leaded windows to rear and side, areas of fitted cupboards with fitted shelves, wall mounted sink with wall mounted mirror behind.

OUTSIDE REAR:

Attractive paved terrace with retaining walls to the immediate rear of the property offering excellent views over the gardens and in a southerly direction over wooded countryside. There are various beds of mature roses and other shrubs adjacent to the property and steps that lead down to the rear lawns. The lawns are of a particularly good size and slope gently down to the rear border with wire retaining fencing, there are large areas of woodland style bedding and shrubs and numerous attractive specimen trees. Further areas of shrub and rockery to the side of the house as well as an external greenhouse now requiring attention and further areas of lawns and trees to either side of the main property, external tap.

OUTSIDE FRONT:

The property enjoys an in and out driveway from Mayfield Lane and accordingly generous private parking for family and visitors alongside a large detached garage at the top of the drive. The growth of large shrubs and specimen trees afford the property a particularly high level of privacy.

SITUATION:

Placed to enjoy beautiful southerly views the property is a little over a mile distant to the village centre which has a good range of social, retail and educational facilities including two well stocked mini supermarkets and a number of independent retailers for every day needs, some well regarded public houses and restaurants and both primary and secondary schools with further independent schools in the immediate locale. Wadhurst is located in an Area of Outstanding Natural Beauty and offers immediate access to open areas of Wealden countryside. The village enjoys good road routes to nearby towns as well as a main line railway station offering regular services to both London termini and the South Coast. The large town of Royal Tunbridge Wells is some 7 miles distant offering a far wider range of social, retail and educational facilities including two theatres, a wide range of independent and multiple retailers and further excellent schools at primary, secondary, grammar and independent levels.

TENURE: Freehold

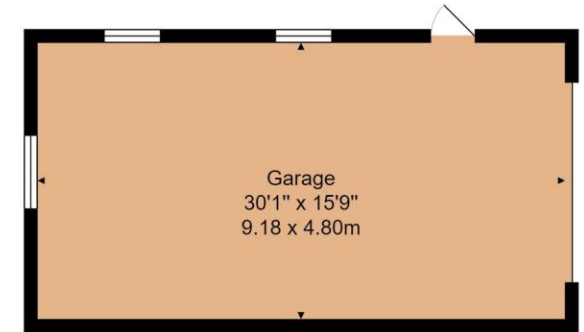
COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher 01892 511211





Ground Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		



First Floor

House Approx. Gross Internal Area 2630 sq. ft / 244.3 sq. m

Garage Approx. Internal Area 475 sq. ft / 44.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

23 High Street, Tunbridge Wells,

Kent, TN1 1UT

Tel: 01892 511211

Email: tunbridge.wells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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