



STATION HOUSE, STATION APPROACH

MAYFIELD - £880,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

Station House

Station Approach, Mayfield, TN20 6HA

Reception Hall - Cloakroom - Sitting Room With Feature Fireplace - Dining Room With Feature Fireplace - Family Room - Stunning Kitchen/Breakfast Room With Vaulted Ceiling - Utility Room - First Floor Landing - 3 Large Double Bedrooms - Luxury Family Bathroom - En-Suite Shower Room & Dressing Room/Walk-In Wardrobe - Lower Ground Floor Office/Studio - Gardens To The Front, Rear & Side - Gated Driveway - Double Garage

An exquisite attached Victorian home originally the railway station house and having been lovingly renovated, updated and extended in recent years and now offering huge character with the benefit of luxury living including underfloor heating and air ventilation system throughout, stunning kitchen/breakfast room with vaulted ceiling and bi-fold doors, open fires and wood burner, exceptionally high ceilings with cornicing and moulded ceiling roses. There are 3 reception rooms, 3 large double bedrooms, the master with en-suite shower and dressing room/walk-in wardrobe and luxury family bathroom. There is also a substantial lower level home office/studio. The enclosed gardens accessed via an electric gate, are to three sides of the property. Sliding gates provide access to the driveway leading to a double garage and enclosed gardens.

RECEPTION HALL:

High ceiling with cornicing and moulded ceiling roses. Black and white tiled flooring. Under stairs storage cupboard. Underfloor heating.

CLOAKROOM:

WC with Victorian style high level flush and cistern. Corner wash basin. Tiled floor. Part tiled walls.





SITTING ROOM:

Dual aspect with double glazed windows and feature leaded light stained glass windows above (some original). High ceilings with cornicing and moulded ceiling rose. Impressive stone fire surround with flagstone hearth and inset wood burner. Inset spotlights. Wood effect flooring. Underfloor heating.

DINING ROOM:

Dual aspect with double glazed windows. High ceilings with cornicing and moulded ceiling rose. Inset spotlights. Wood effect flooring. Feature fireplace with stone mantle and flagstone hearth with open fire.

FAMILY ROOM:

Double glazed windows. High ceilings with cornicing. Inset spotlights. Feature fireplace with wood beam surround and wood burning stove. Wood effect flooring. Underfloor heating.

KITCHEN/BREAKFAST ROOM:

Double glazed window with built in blinds. Part vaulted and beamed ceiling. Modern fitted wall and base cupboards. Quartz worktops and large quartz island with breakfast bar, inset stainless steel sink with Quooker tap providing instant boiling water with water softener and drawers under. Built in dishwasher and wine cooler. Space for American style fridge freezer and Range style cooker with filter hood above. Built in microwave. Wood effect flooring. Underfloor heating. Bi-fold doors with integrated blinds opening onto the patio and garden. Feature exposed brick wall. Door to double garage.

UTILITY ROOM:

Laminate worktop with inset stainless steel sink with cupboard under and space for washing machine and tumble dryer. Wood effect flooring. Underfloor heating. Inset spotlights.

STAIRS LEADING TO THE FIRST FLOOR LANDING:

High ceilings with ornate cornicing and ceiling rose. Light tunnel.

BEDROOM ONE:

Large double glazed windows with fitted blind and plantation shutters. High ceilings with cornicing and moulded ceiling rose. Inset spotlights. Underfloor heating.

EN-SUITE SHOWER ROOM:

Double glazed window. Vaulted ceiling with inset spotlights. Large shower cubicle with thermostatic shower, handheld shower plus overhead shower. WC with concealed cistern. Twin wash basins with cupboards under and fitted cupboards to both sides. Underfloor heating. Chrome heated towel rail.

DRESSING ROOM/WALK-IN WARDROBE:

An array of open fronted cupboards providing substantial hanging space, fitted drawers and rotating shoe rack. Inset spotlights.

BEDROOM TWO:

Dual aspect with large double glazed window with fitted blind and plantation shutters. High ceilings with cornicing and moulded rose. Inset spotlights. Underfloor heating.

BEDROOM THREE:

Large double glazed window with fitted blind and plantation shutters. High ceilings with ornate cornicing and moulded ceiling rose. Inset spotlights. Underfloor heating. Feature cast iron fire surround.

LUXURY FAMILY BATHROOM:

Double glazed window. Victorian style roll top bath with chrome taps and shower over with drencher head and handheld shower. Fitted cupboard. Inset spotlights. Extractor. Tiled floor and walls.

LOWER GROUND FLOOR HOME OFFICE/STUDIO:

Fitted shelving and cupboards. Wood effect tiled flooring with underfloor heating. Inset spotlights.

OUTSIDE:

There are fence and hedge enclosed gardens mainly laid to lawn with mature trees, brick and paved pathways, sliding gate providing access to the paved parking area for a number of vehicles and leading to the **Double Garage** with electric up and over door, access to the loft space, power and light, wall mounted gas fired boiler and pressurised hot water tank. There is a raised deck with wooden balustrade and outside tap.



SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well regarded church choir. The location is well served for schooling for all age groups including St Leonards College for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

By appointment with Wood & Pilcher 01435 862211

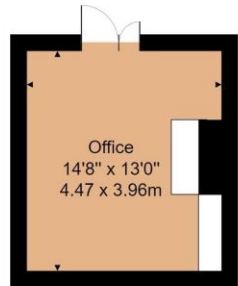
AGENTS NOTE:

We understand the property is situated on a Private Road and Station House owns a section of that road, which they are responsible for.





First Floor



Basement



Ground Floor

Approx. Gross Internal Area:

- House 2034 sq. ft / 189.0 sq. m
- Basement 191 sq. ft / 17.7 sq. m
- Garage 296 sq. ft / 27.5 sq. m
- Total 2538 sq. ft / 235.8 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	52 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



