



MAYFIELD ROAD
ROTHERFIELD - £675,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Lewins,

Mayfield Road, Rotherfield,
Crowborough, TN6 3LS

**Entrance Porch - Entrance Hall - Lounge With Feature
Fireplace - Kitchen/Breakfast Room - Cloakroom - Dining
Room With Feature Fireplace - Conservatory - Cellar
Providing Useful Storage Space - First Floor Landing
Family Bathroom - Four Bedrooms - Driveway Providing
Off Road Parking For A Number Of Vehicles - Front Garden
With Garage - Brick Built Workshop - Side Garden With
Large Ornate Patio Area - Westerly Facing Rear Garden**

An impressive four bedroom Halls Adjoining semi detached Edwardian property set within walking distance of the sought after village of Rotherfield with extensive gardens surrounding the property to provide the ability for the new owner to modernise and extend with planning consents this much loved family home. Lewins has four bedrooms, two good sized receptions including a conservatory, kitchen/breakfast room, cellar and family bathroom. Outside there is a good sized plot with large outside workshop and gravel driveway. No chain.

Glass panelled timber front door through to:

ENTRANCE PORCH:

Coats hanging area, exposed floorboards, glass panelled door through to:

ENTRANCE HALL:

Stairs to the first floor, radiator, fitted carpet, door leading down to the cellar.

LOUNGE:

Curved bay to front with wooden casement windows, feature fireplace with wood mantle, surround, marble cheeks and marble hearth. Electric Wood Burner Style Fire. Fitted carpet, picture rails, two radiators.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with worktops over and tiled splashback. One and half bowl stainless steel sink with swan mixer tap. Spaces for dishwasher, washing machine and cooker with extractor fan over. Sash windows to front and side. Breakfast area with vinyl flooring, space for fridge/freezer and space for table and chairs. Glass timber door opens onto the side return and rear patio. Door to:



CLOAKROOM:

Low level wc with vanity wash hand basin, laminate flooring, electric heater, window to side.

DINING ROOM:

Feature fireplace with wood mantle surround, iron inset with tiled cheeks and iron basket with tiled hearth. Radiator with thermostat, picture rails, fitted carpet. Glass timber panelled doors opening to:

CONSERVATORY:

Dwarf wall timber conservatory with doors opening onto the patio area to the rear. Radiator.

Steps from entrance hall lead to:

CELLAR:

The tanked cellar has two windows to side and an extractor fan providing ventilation. Wall mounted consumer unit, electric smart meter and gas meter. The room has fitted carpet and radiator. This provides a useful storage/games room and has power and light.

FIRST FLOOR LANDING:

Galleried oak balustrade landing with radiator, picture rails, fitted carpet.

FAMILY BATHROOM:

Fitted with a panelled bath with tiled surrounds and shower attachment over, low level wc, pedestal wash hand basin. Cupboard housing the hot water tank, heating controls and shelving. Loft access. Fitted carpet, radiator. Sash window overlooking the garden.

BEDROOM:

A double bedroom, feature fireplace with wood mantle, iron surround and iron basket, radiator, fitted carpet. Sash window to rear overlooking the garden.

BEDROOM:

A further double bedroom, feature fireplace with wood mantle, iron surround, shelving to one wall, radiator with thermostat, fitted carpet. Sash window to side.

MASTER BEDROOM:

Curved bay window to front, fireplace with wood mantle, wood surround and iron basket, radiator, fitted carpet, picture rails.

BEDROOM:

Sash window to front, radiator with thermostat, fitted carpet.

OUTSIDE FRONT:

Lewins is approached via a large gravel driveway which leads to the side of the house and provides ample parking for a number of vehicles. The front garden is mainly laid to lawn. Pillared entrance with iron gate and pea shingle path to the front door. There is a large hedge border to the centre and hedge border to front with various trees and shrubs including an acer, conifer and copper beech. There is a walled side access with wrought iron gate opening onto the side return.



Large brick built workshop with tiled roof (formerly a garage) which could be returned to a garage easily with power and light. There is a large ornate patio area to the side of the property which sweeps around to a patio adjacent to the conservatory.

OUTSIDE REAR:

The rear garden is in two sections both of which are lawned with extensive mature shrubs and plantings with a westerly aspect. Timber shed.

SITUATION:

The property is situated in an extremely desirable village location within Rotherfield offering a good range of shopping facilities for day to day use, together with local primary school. The spa town of Royal Tunbridge Wells is approximately 7 miles to the north with the favoured Sussex village of Mayfield (approximately 2 miles away) and Wadhurst (approximately 6 miles away) each offering facilities for day to day needs. The larger town of Crowborough is approximately 4.5 miles with Waitrose, Morrisons & Lidl supermarkets. The area is well served with recreational facilities such as Goldsmiths Leisure Centre & Isenhurst Health Club (in Jarvis Brook). There are good Primary & Secondary schools within Crowborough and the outlying villages (inc. Beacon Academy which also offers adult education). The M25 and wider range road network is within easy travelling distance as is Gatwick International Airport being approximately 25 miles distance. The coast at both Brighton and Eastbourne can be reached within a one hour's drive. Tunbridge Wells, Crowborough (Jarvis Brook), Wadhurst and Frant mainline stations, with frequent services to London.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 665666

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Approximate Area = 1797 sq ft / 167 sq m
Garage / Workshop = 366 sq ft / 34 sq m
Total = 2163 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 1015954

