



Mayfield House, Harlequin Lane, Crowborough,
East Sussex

 **KMJProperty**
Your local independent Estate Agent

5 Bedrooms

3 Bathrooms

Guest Suite

Generous Plot

Detached Double Garage

Large Kitchen/Diner/Breakfast room

This substantial five-bedroom home, featuring three bath/shower rooms, stands as a beautifully situated detached home along the highly sought-after Harlequin Lane. It offers convenient access to both the Beacon Golf Course and the bustling Crowborough town centre. The property has undergone an extensive and meticulous renovation, including a substantial rear extension that has transformed it into a magnificent open-plan kitchen/dining area. This spacious addition boasts integrated appliances, a full-width glass roof lantern and double glazed doors that open onto the gardens.

With a total living space of 2,847 sq. ft., the generously proportioned layout allows for the potential creation of a self-contained annex if desired. The ground floor features a grand covered entrance with pillars, a welcoming reception hall, a cloakroom, a study, a family room, and a double-aspect sitting room complete with a wood-burning stove and patio access. The open-plan kitchen/dining room is a true highlight, equipped with top-of-the-line appliances, including a Miele coffee machine and induction hob. A generously sized utility room rounds out the ground floor. Upstairs, the first floor boasts a double-aspect master bedroom with twin built-in wardrobes and an updated en-suite shower room. There are four additional bedrooms, a beautifully refitted family bath/shower room with a roll-top bath, and another updated family room (which could serve as a self-contained unit).

Outside, the property is accessed through twin electronically controlled timber gates with a CCTV system. A driveway leads to a detached double garage, behind which is a versatile home office or hobby room. The front garden, with a side path and gate leading to the rear garden. This garden features a shingle stone patio that spans the entire rear of the house, surrounded by flower and shrub beds, all enclosed by close board fencing and natural hedging. The total property extends to 0.35 acres.

In terms of location, Mayfield House is ideally situated near open fields and countryside, with easy access to a nearby bus stop connecting to neighboring areas. The renowned Beacon golf course is also just a stone's throw away. Crowborough offers a variety of shopping options, excellent schools, and recreational facilities, including the Crowborough Leisure Centre and golf courses. Commuting to London is convenient, with mainline rail services accessible at Jarvis Brook or Eridge stations. The Ashdown Forest, inspiration for A.A. Milne's Winnie the Pooh stories, offers endless outdoor activities and scenic walks. The Royal Spa town of Tunbridge Wells and the coastal resorts of Eastbourne and Brighton are easily reachable by car.

MORE PROPERTIES REQUIRED IN ALL AREAS





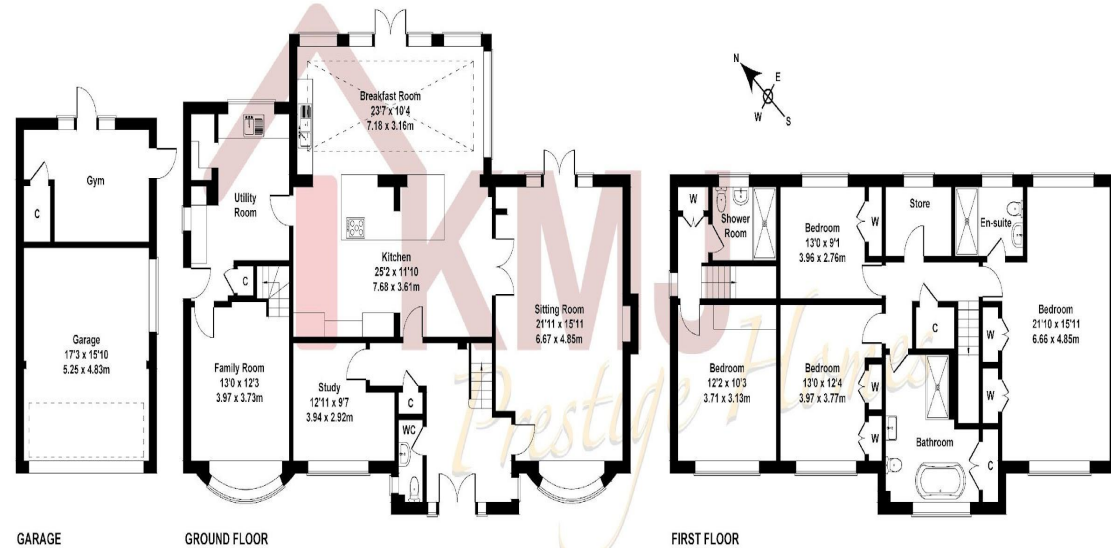
Notes

What Three Words: district.outwards.solving With our Crowborough Office on your left, go straight over at the cross roads. Continue along the High Street and then turn right on to Croft Road. Go straight over at the next two mini roundabouts. Turn right on to Southview Road, then after 0.2 miles turn left onto Harlequin lane, proceed until you see the for sale sign on the left.

Council Tax Band G - Freehold

Harlequin Lane, Crowborough

Approximate Gross Internal Area
3315 sq ft - 308 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

AGENTS NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

01892 515188

01342 824824

Offices in Tunbridge Wells, Crowborough & Forest Row

sales@kmjproperty.co.uk

www.kmjproperty.co.uk