

btf

Land & Property Experts



**FINCHES COTTAGE
MAYFIELD, EAST SUSSEX, TN20 6EJ**

**FINCHES COTTAGE
STONE CROSS ROAD
MAYFIELD
EAST SUSSEX
TN20 6EJ**

Mayfield Village Centre	-	0.5 miles
Rotherfield	-	3.5 miles
Heathfield	-	4.3 miles
Wadhurst	-	7.9 miles
Tunbridge Wells	-	9.1 miles

A detached property conveniently located on the edge of Mayfield Village.

- Three bedrooms – EPC: C.
- Edge of village location.
- Traditional garden.
- Oak-framed double carport
- Single garage

GUIDE PRICE: £800,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located on the edge of Mayfield, just half a mile from the village centre. Other local villages include Rotherfield (approximately 3.5 miles to the north-west) and Wadhurst (approximately 7.9 miles to the north-east). The towns of Heathfield and Tunbridge Wells are approximately 4.3 and 9.1 miles distant respectively.

Regular train services into London are available from both Wadhurst and Tunbridge Wells, with direct journey times from Tunbridge Wells into London Bridge taking approximately 45 minutes.

DIRECTIONS

From the centre of Mayfield village, head south-west on the High Street (which becomes Station Road) and the entrance drive for Finches Cottages will be found on the left-hand side after about half a mile, just after the left-hand corner in the road.



DESCRIPTION

It is believed that Finches Cottage was built in the late 1950s.

Since purchasing the property in 1999, the vendors have extended the cottage to create a family home, which now briefly comprises:



GROUND FLOOR

Covered Porch with front door to:

Reception Hall.

Inner Hall with stairs to the **First Floor.**

Living Room with bow window and a fireplace with exposed brick surround and inset wood-burner. Door leading to:

Dining Room (double aspect) with door leading to:

Kitchen (double aspect) with matching base and wall-mounted storage units, worktop with inset gas hob, stainless-steel sink and drainer, integral electric oven and grill. Space and plumbing for dish washing machine. Door returning to inner hall, and door to outside.

Garden Room with exposed wooden flooring.

Utility Room with matching base and wall storage units, and inset sink and drainer. Space and plumbing for washing machine and tumble dryer.

Shower Room with walk-in shower, wall-mounted wash basin, and W.C.





FIRST FLOOR

Landing with airing cupboard and access hatch with retractable ladder leading to fully boarded **Attic Room**.

Master Bedroom with built-in wardrobes and 'over bed' storage cupboards. En-Suite **Dressing Room** and **Shower Room** with walk-in shower, pedestal wash basin, bidet, and W.C.

Bedroom 2 (double aspect) with bay window.

Bedroom 3 (currently used as an office) with fitted bookshelves.

Family Bathroom with panelled bath, wall-mounted shower attachment and screen, pedestal wash basin, and W.C.

OUTSIDE

The driveway forks into two shortly after leaving Station Road, whereafter the left-hand drive leads to an Oak-framed double **Car Port** and parking area to the south-east elevation of the cottage, and the southern drive to a further parking area with adjacent concrete single **Garage**.

SERVICES

Mains gas, electricity, water, and drainage.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council

COUNCIL TAX

Band F

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

A neighbouring property has a right of way over part of the driveway.

PLANS

The plans provided are for identification purposes only. Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.



AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

PLANNING

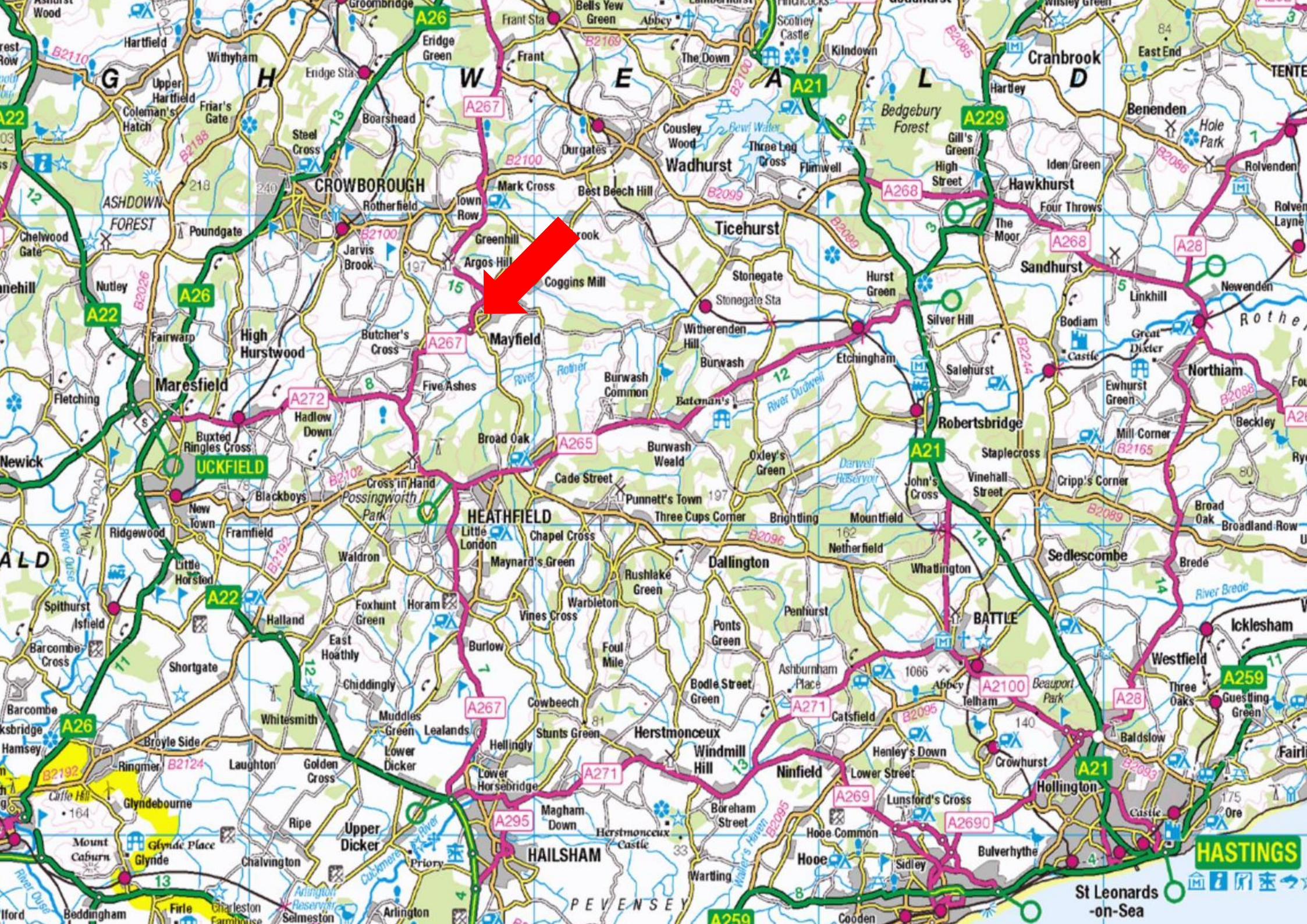
Although now lapsed, planning permission was granted in 2012 and 2013 for additional bedroom space and a roof extension to allow for a flight of stairs leading to the roof space.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

PURCHASER IDENTIFICATION

In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.



Mayfield

A267

CROWBOROUGH

UCKFIELD

HEATHFIELD

HAILSHAM

Cranbrook

Robertsbridge

BATTLE

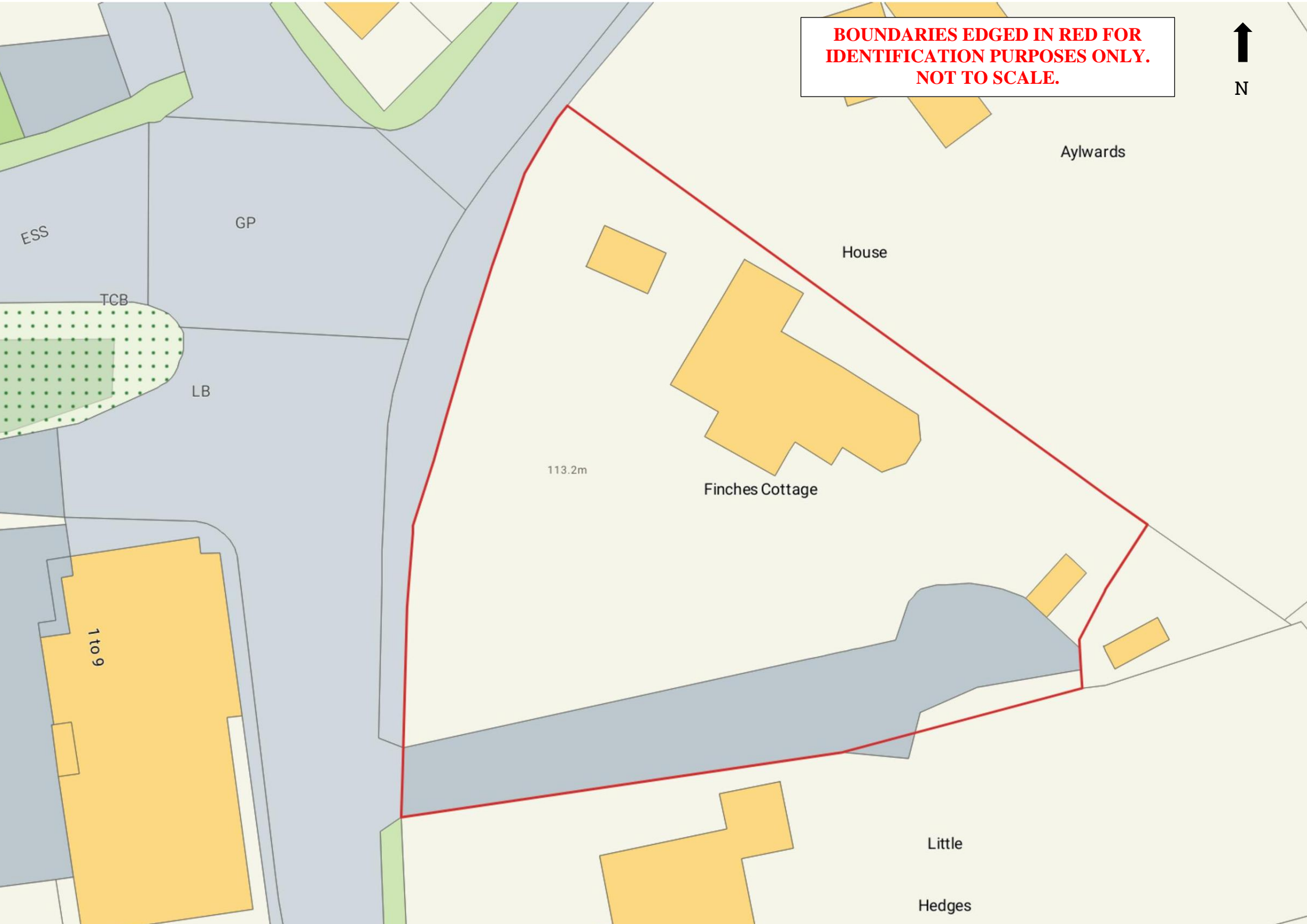
HASTINGS

St Leonards-on-Sea

PEVENSEY



BOUNDARIES EDGED IN RED FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.



Aylwards

GP

ESS

TCB

LB

House

113.2m

Finches Cottage

1 to 9

Little

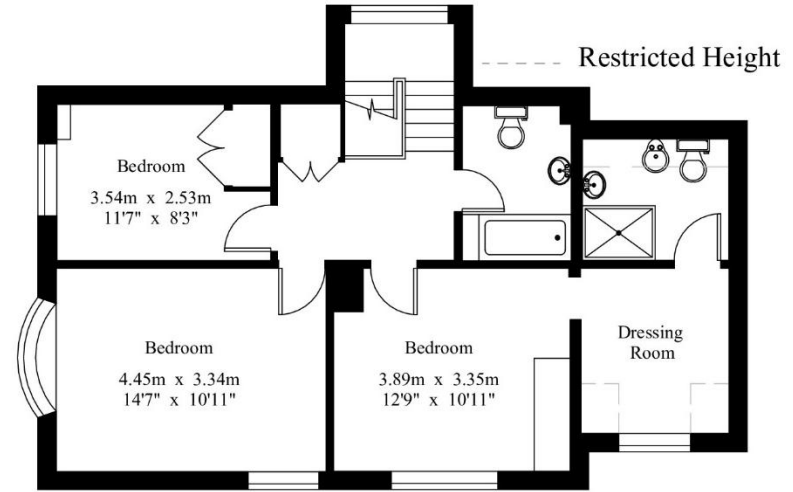
Hedges

Finches Cottage

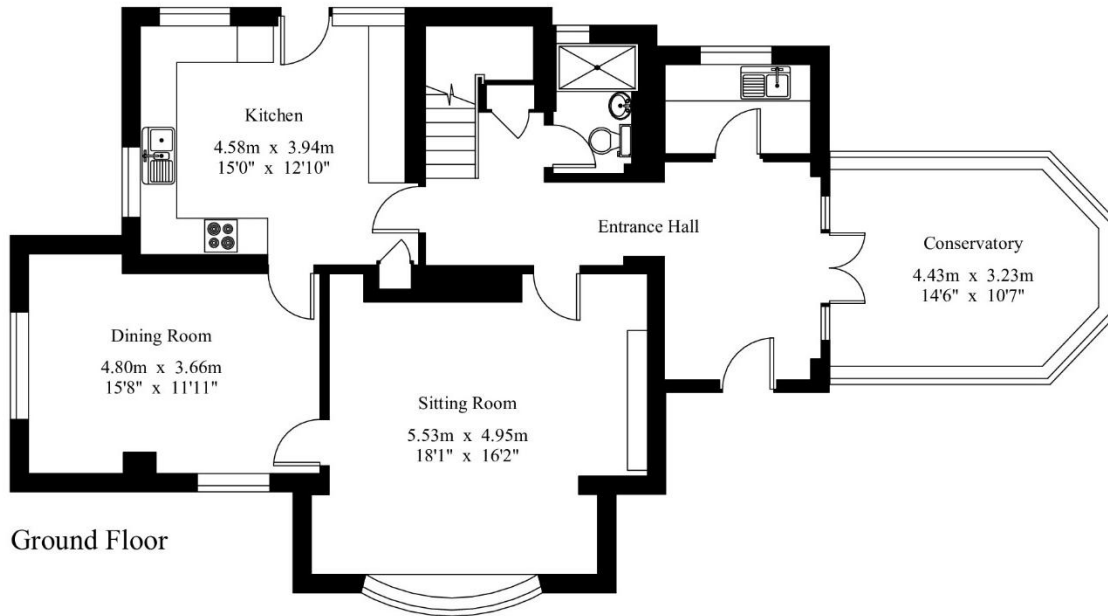
House - Gross Internal Area : 170.3 sq.m (1833 sq.ft.)

Garage - Gross Internal Area : 16.1 sq.m (173 sq.ft.)

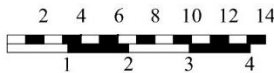
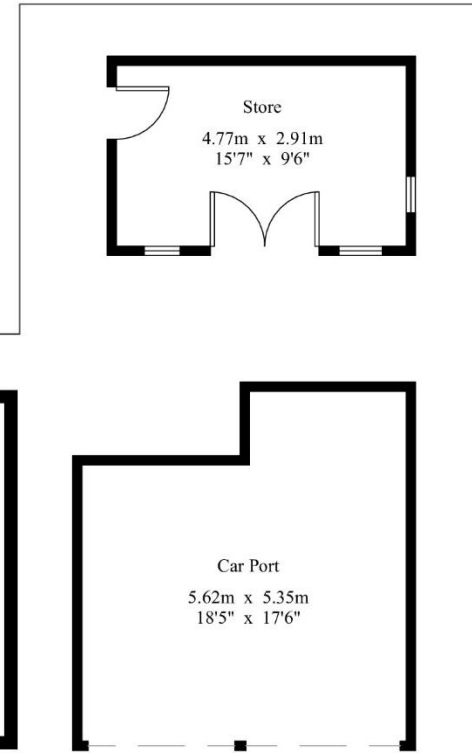
Car Port & Store - Gross Internal Area : 41.6 sq.m (447 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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www.btfpartnership.co.uk

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