



A three bedroom semi-detached family house, offering considerable scope for extension (STPP), whilst currently offering three bedrooms, bathroom, kitchen, sitting room, dining area, conservatory, cloakroom, lobby and pantry, large, east facing gardens backing onto open fields, with ample scope for off road parking to the front.

NO CHAIN. EPC Rating D.

Price Guide: £400,000 Freehold



burnett's

Individual Property : Individual Service



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14 Dunstans Croft

Mayfield, East Sussex, TN20 6UH

Price Guide: £400,000 Freehold

14 Dunstans Croft forms a modern semi-detached house, set around a central green within a quiet cul-de-sac within Mayfield Village.

The property has been updated by the current owners, and forms adaptable accommodation, with scope for extension and alteration, subject to obtaining any necessary planning consents.

One enters via the side door into a lobby, with a cloakroom to one side and a larder/store room to the other.

A further door leads into the kitchen, comprising a range of gloss grey cupboards and drawers beneath wood block worktops. There are two windows to rear enjoying the outlook over the gardens and the fields beyond, as well as a breakfast bar along one wall, plus space for range style cooker with a tiled splashback to match the tiled floor. Integrated appliances include an inset sink with drainer, space for a washing machine and fridge/freezer in the under-stairs recess.

An opening leads into the original front hall, now repurposed to form a dining space with a window to front and access to the stairs lead up to the first floor.

The sitting room has recently been redecorated and has a picture rail, a window to front and sliding glass doors to the conservatory behind, a fireplace houses a woodburner, and there are cupboards to one side.

The conservatory has doors and windows to the rear garden.

The first floor provides a landing area, complete with a window to rear and loft hatch (not inspected) and provides access to all three bedrooms and the bathroom.

The mains bedroom faces the front with a window overlooking the central green. The second bedroom is also a double, and also faces over the front green, and benefits from two fitted wardrobes. The third bedroom is a single room at the rear of the property and enjoys the best views.

The bathroom comprises a panelled bath with a shower over and shower curtain, pedestal wash hand basin, WC and towel rail, part tiled walls and wood effect flooring, plus a window to rear.

Outside, there is a gated driveway and low front wall to a front garden, which offers scope for more parking if required. A tarmac path leads down to the side of the house to the main door and the rear garden beyond.

The rear garden is east facing, mainly level and mainly laid to lawn, with a paved patio area behind

the kitchen, and is all cleft fence and hedge enclosed.

The property is situated within the cul-de-sac called Dunstans Croft. Originally built by the Church, the houses are built around a central grass area, forming an ideal area for local children to play as well as privacy for all the houses.

Dunstans Croft is central, yet private and peaceful, one could easily access the village via the footpath behind the Rose and Crown pub, only approximately 350 yards from the house.

The 16th Century beauty of Mayfield High Street is approximately 1/2 a mile away. Facilities in the village include a small supermarket, post office, butcher, baker, pharmacy, florist and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well regarded Mayfield School for Girls secondary school.

For more comprehensive facilities Tunbridge Wells is 9 miles to the north. Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

Material Information:

Council Tax Band D (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick and timber construction with tiled elevations and a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property. The property is located within the AONB and conservation area.

The title has no restrictions but easements are recorded, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

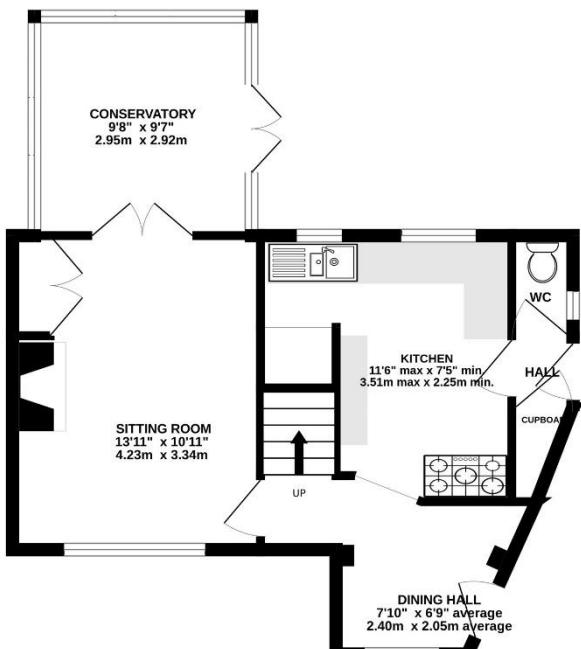
Broadband coverage: we are informed that Superfast broadband is available at the property.

Mobile Coverage: There is (limited) mobile coverage from various networks.

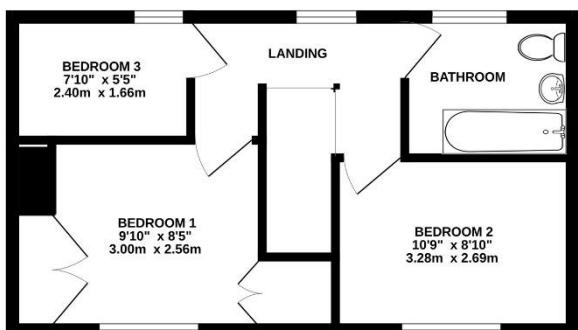
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



14 DUNSTANS CROFT, MAYFIELD

TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

| | | |
|--|---------------------------|---------------------------------|
| 14, Dunstans Croft MAYFIELD TN20 8UH | Energy rating D | Valid until: 14 January 2028 |
| Certificate number: 0250-2855-7191-9898-7215 | | |

Property type
Semi-detached house

Total floor area
63 square metres



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Wadhurst: 01892 782287

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