



A spacious Edwardian end-of-terrace home featuring four bedrooms, an en suite and family shower room, downstairs WC, utility room, two reception rooms, an open-plan kitchen/diner, and a substantial garden — all within just a short walk from village shops and local amenities. EPC rating: D.

Offers in Excess of: £400,000 Freehold

4 Love Lane Terrace

Love Lane, Mayfield, TN20 6ER

Offers in Excess of: £400,000 Freehold

Situated on a quiet lane within a short walk of Mayfield village, 4 Love Lane is a spacious Edwardian end-of-terrace property offering well-proportioned accommodation arranged over three floors, and far reaching views that can be seen from the garden.

The ground floor comprises two spacious reception rooms, the front living room benefits from a large bay window overlooking the front garden, as well as a wood burning stove. A cloakroom with WC is located beneath the stairs. To the rear, an open-plan kitchen/dining area is fitted with a Rangemaster six-ring hob and oven, American-style fridge/freezer, integrated dishwasher, and tiled flooring. A separate utility room provides space and plumbing for a washing machine and tumble dryer.

The first floor provides two double bedrooms, a further single bedroom, and a study area. The first floor also benefits from a wet room, complete with shower, WC, and wash hand basin.

The top floor is the principal bedroom, featuring wood laminate flooring and an en suite bathroom with bath, wash hand basin, WC, and tiled walls and floor.

Outside, the front garden is enclosed by hedging and fencing, with a brick pathway leading to the entrance. To the rear, the property enjoys a generous garden comprising a brick path leading to a paved patio area, with steps rising to well-maintained lawn, featuring a timber summerhouse with a decked terrace, offering a westerly aspect and an attractive outlook across the entire garden.

The property is in Love Lane, approximately 1/2 a mile from the High Street via the pavement along Station Road.

Mayfield High Street provides a small supermarket, butcher, chemist, grocer and post office. There are Churches of various denominations, period Inns and a Primary School. For more comprehensive facilities the Inland Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook and Buxted serving all London Stations. There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

Material Information:

Council Tax Band: E (rates are/are not expected to rise upon completion).

Mains Gas, electricity, water and drainage.

The property is believed to be of brick and block construction with a clay 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 restrictions and easements, 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.

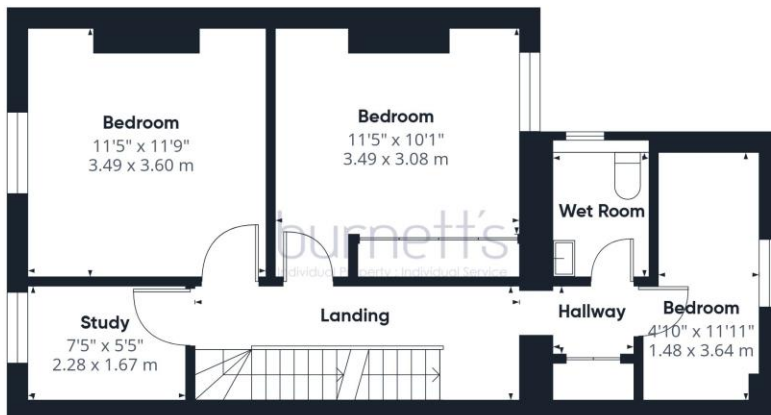
We are not aware of any mining operations in the vicinity

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does have step free access.



Ground Floor



Floor 1



Floor 2

Approximate total area^m

1283 ft²
119.3 m²

Reduced headroom

71 ft²
6.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy performance certificate (EPC)

4 Love Lane Terrace
Love Lane
MAYFIELD
TN20 6ER

Energy rating
D

Valid until: 13 June 2035

Certificate number: 5210-5225-5002-0596-6406

Property type

End-terrace house

Total floor area

132 square metres



