



A very well presented and charming end of terrace cottage, occupying a convenient spot in the centre of the village, complete with beautifully landscaped gardens and views out across the Rother Valley and beyond, comprising two double bedrooms, en-suite and bathroom, open kitchen/dining room and a sitting room.

Offers in the Region of: £495,000 FREEHOLD

EPC Rating: D



burnett's

Individual Property : Individual Service



Mayfield Office:

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Wadhurst Office:

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Tewcot, West Street, Mayfield, East Sussex. TN20 6DR

Offers in the Region of: £495,000 FREEHOLD

Tewcot forms a stunning, Grade II listed cottage located within the centre of this popular village.

The property is in excellent order throughout, with a key feature of the property being the beautifully landscaped gardens, which make the most of the views across the Rother Valley beyond.

The accommodation comprises an open kitchen/dining room at the rear of the house, making the most of the views and garden, with the kitchen comprising a range of cream units and black granite worktops, integrated sink, cooker and appliances.

Off the kitchen, the stairs rise to the first floor, and beyond the stairs, there is access to the utility area, providing further storage and space for appliances, and a door to the ground floor bathroom, comprising a bath with shower over, WC and basin.

The sitting room is also accessed from the kitchen, and enjoys a fireplace with a wood burner, exposed beams and windows to front and side. There is also an original front door to West Street to one corner, but currently, that is not used.

A further door leads into the ground floor bedroom, enjoying windows to front and rear.

The first floor bedroom has the best of the views from the rear facing velux style window, plus a further window to front and an array of fitted wardrobes. There is a door to the en-suite shower room, which has been upgraded, and comprises a shower, WC and basin atop a vanity unit, plus a window to rear.

Outside, to the front, there is direct access via the original front door from West Street to the sitting room, but the garden gate currently provides access to the side garden and on to the rear door into the kitchen/dining room.

The side garden provides a shed and log store, bin store and flower beds, leading into the main south facing rear garden.

The rear garden has a large brick paved seating area by the rear door, plus paths between flower beds to the wooden gazebo, creating a fabulous alfresco dining space. The flowerbeds are a sensational, gorgeous backdrop for the house, complete with mature shrubs and fruit trees.

The property is situated just a few meters from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers 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 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.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:

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

Mains Gas, electricity, water and sewerage. Combi boiler.

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

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property. The property is Grade II listed and located within the AONB and conservation area.

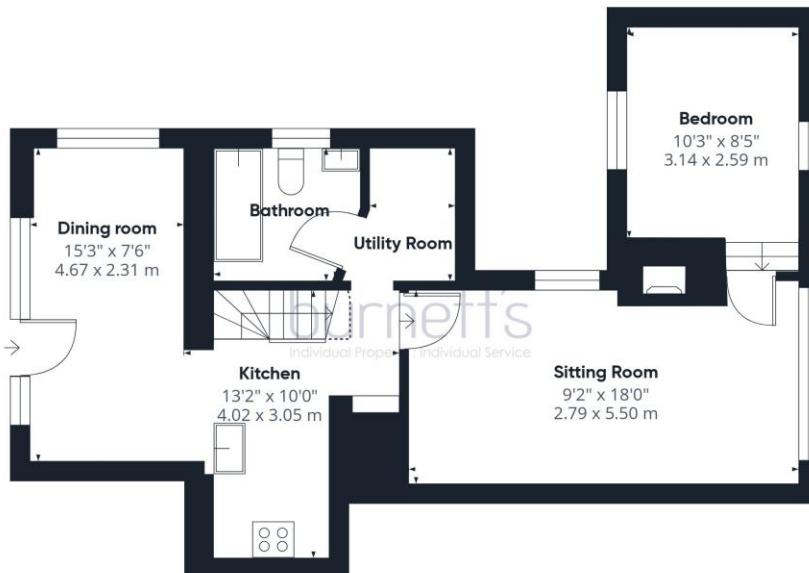
The title has restrictions and easements, we suggest you seek legal advice on the title. According to the Government Flood Risk website, there is a very low risk of flooding. Broadband coverage: we are informed that Superfast broadband is available at the property. There is mobile coverage from various networks. We are not aware of any mining operations in the vicinity.

We are aware of planning permission for new houses at a neighbouring property, although there will be no impact upon Tewcot.

The property does have step free access.

Agents Note:

- As is common with terraced properties, the neighbours have a right of access across the rear garden to West Street.
- The neighbours also have a flying freehold at the second floor level.
- There is lapsed planning permission to extend and alter the property to the side, allowing for further accommodation. This will add a much larger kitchen to the side, plus a further bedroom to the first floor. Ref: WD/2009/1026/F on Wealden Council's website.



Approximate total area⁽¹⁾

798 ft²
74.1 m²

Reduced headroom
31 ft²
2.9 m²

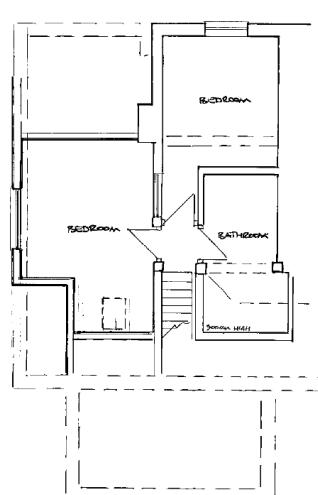
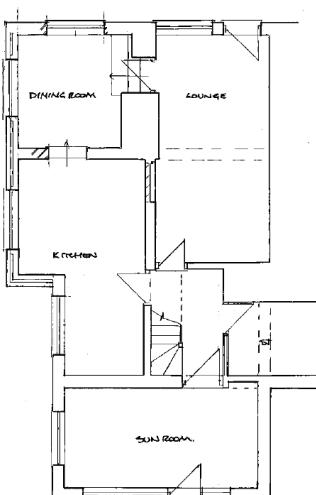


(1) Excluding balconies and terraces

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Energy performance certificate (EPC)

Tewcot West Street MAYFIELD TN20 8DR	Energy rating D	Valid until: 17 September 2035
Property type Total floor area	End-terrace house	Certificate number: 2120-3411-8050-1007-2695

Property type

End-terrace house

Total floor area

77 square metres

Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

