



Field End
Argos Hill, Mayfield, East Sussex

An attractive 5 bedroom 1930s family house providing spacious and flexible accommodation of approximately 2,292sq.ft, situated in a convenient position on the outskirts of Mayfield with excellent gardens, grounds and amenity land of approximately 4 acres. NO CHAIN.

Guide price £875,000 Freehold

Situation: The property is situated on the outskirts of the much sought after and picturesque village of Mayfield. The village High Street is about 1 ¼ miles distant and offers a good range of shops and services for everyday needs including a general store with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a flourishing primary school and the well regarded Mayfield School.

The regional centre of Tunbridge Wells is 8 miles distant to the north and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres.

For the commuter, mainline stations can be found at Wadhurst (approximately 5 miles distant) and Tunbridge Wells and both provide a direct and regular service to London Charing Cross, London Bridge and Canon Street. There is also a regular bus service to Tunbridge Wells and Eastbourne and the A21 is within easy reach and links with the M25.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description: Field End is a well presented 1930s house with attractive external elevations of painted brick and tile hanging beneath a tiled roof and UPVC double glazing throughout. The property has been much improved over recent years by the current owners and combines period features with modern day tastes to provide versatile and spacious accommodation of 2,292sq.ft (213sq.m), as well as offering scope for further enlargement, if required. The property also benefits from lovely far reaching views to the rear and offering excellent outside space including a large garden, separate field (with road access), a stable yard and bluebell woodland - in total being about 4 acres

Arranged over three floors the accommodation includes on the ground floor an entrance lobby, a spacious entrance hall leading a double aspect sitting room which has an attractive open fireplace and French doors leading out to the garden, a family room with a cast iron fireplace with a gas fire and bi-folding doors leading to a recently replaced conservatory. There is a good-sized kitchen (which could be extended further to create a very large kitchen/breakfast/family room) with an archway leading to a larder and utility area to the rear of the house and steps leading to a dining room at the front. There is also a triple aspect downstairs double bedroom with an en-suite shower room. On the first floor there is a spacious landing, a master bedroom, which is double aspect and has lovely far reaching views, and three further bedrooms (two double bedrooms and a single), as well as a well-appointed family bathroom. Stairs lead from the landing to a large attic room (which is currently also being used as a bedroom).

To the front of the property is a tarmac and gravel driveway providing parking for several vehicles with a five bar gate leading to the land, which lies to rear and west side of the property.

The grounds include landscaped gardens backing on to neighbouring countryside with the benefit of direct access on to a quiet public football on the disused Mayfield/Rotherfield railway line with a Victorian tunnel. There is a large fenced area to the side of house, currently being used for poultry and a gate leads to a stable yard, which has two loose boxes and a tack/store room, There is also an adjoining field that back onto a small area of bluebell woodland - the whole extending to approximately 4 acres (NB. an additional field of approximately 1 acre is also available by separate negotiation).

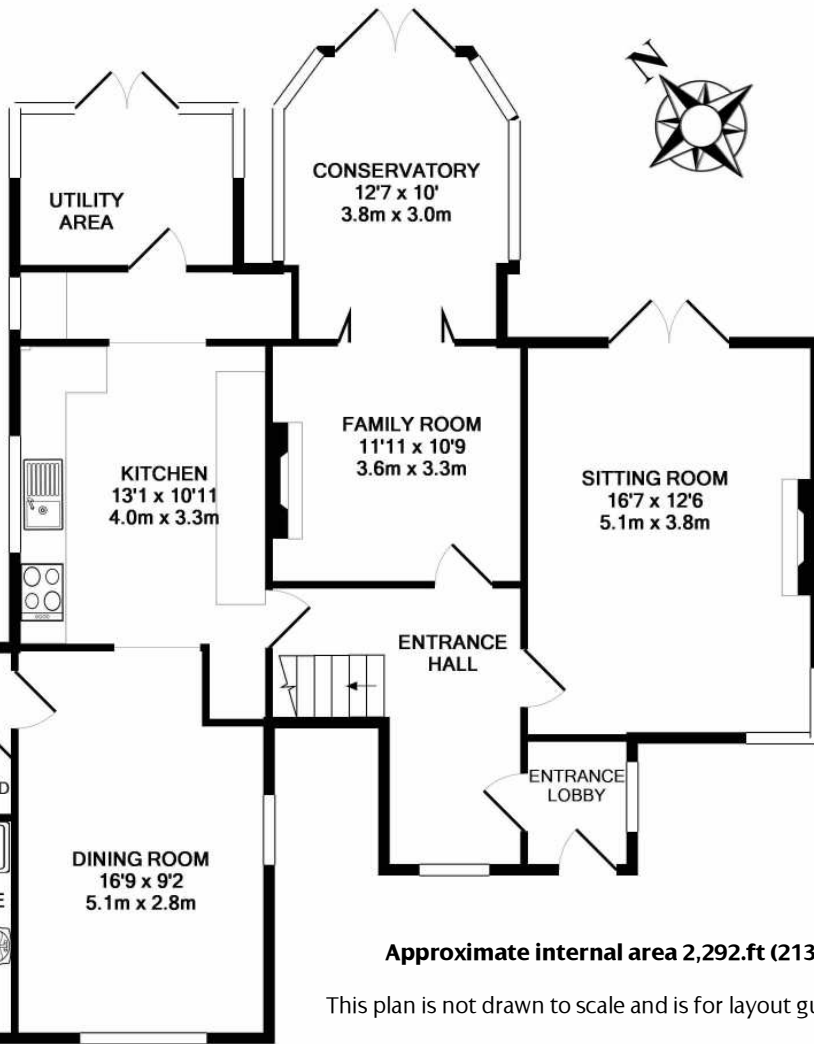
Services: Mains water and electricity. Gas-fired central heating.

Local Authority: Wealden District Council (01892) 653311

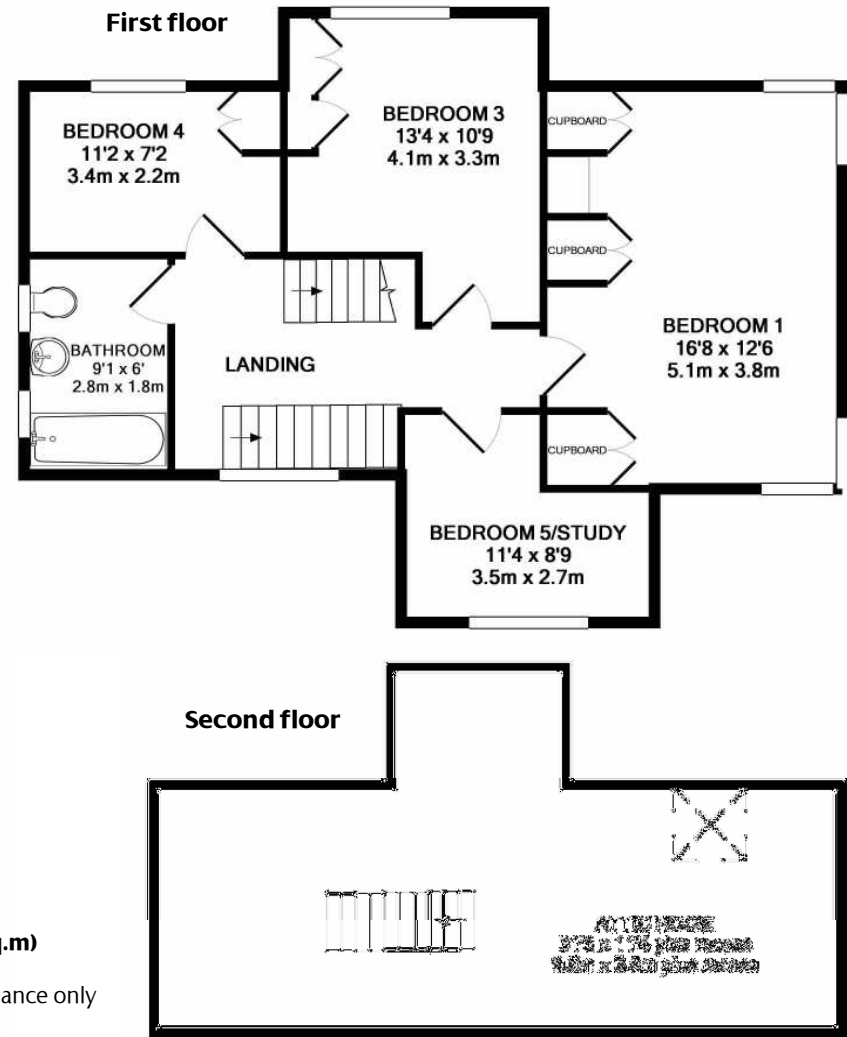
Current council tax band: G

Current EPC Rating: E





Ground floor



First floor

Second floor

Approximate internal area 2,292.ft (213sq.m)

This plan is not drawn to scale and is for layout guidance only



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk