



Butchers Cross, Mayfield

DOORKNOBS



A characterful, Grade II listed, six bedroom detached period farmhouse with an annexed cottage. This well-appointed house has been tastefully decorated with its original features and is set in approximately 3 acres (to be verified), in a lovely semi-rural surroundings enjoying far reaching countryside views.

Price £1,395,000



Situation

Located on the outskirts of Mayfield village, the property can be found down a small country lane. To the rear of the property there are breathtaking, far reaching views overlooking the countryside. The heart of the popular quaint village of Mayfield can be found 2.25 miles from the property with local amenities such as the 16th century inn, the Middle House, historic churches and a wide variety of small boutique shops. Royal Tunbridge Wells is about 11.5 miles from the property in which there is more comprehensive shopping facilities and direct services to London Charing Cross, London Bridge and Cannon Street.

This area is well served by excellent state and private schools such as Skippers Hill, as well as some very good sporting and recreational facilities.

Accommodation Summary

Main House Entrance Lobby; Drawing Room with Inglenook; Dining Room, Sitting Room, Study, Luxury Fitted Kitchen/Breakfast Room in Lined Oak, Downstairs Shower Room; Utility Room; Cellar; Master Suite comprising of an en-suite bathroom; Second Suite comprising of a en-suite bathroom and dressing room; Two further bedrooms with one en-suite.

The Cottage Annex is both self-contained and linked to the main house and incorporates a lounge with an Inglenook, Kitchen/Dining Room, Bedroom and Bathroom (All at Ground Level). Secondary Glazing virtually throughout, Oil Fired Heating. A Detached Barn which incorporates a double garage, stables and further stores.

There are formal gardens and two paddocks which in total extend to around 3 acres.

Description

Sypsies comprises of a detached 3 storey period farmhouse which is thought to date back to the 16th Century and is Grade II listed, as being of Architectural and Historical importance. There are many period features such as the original iron framed windows, inglenooks, exposed brickwork, and masses of exposed beams and timbers.

The substantial barn also offers potential for a number of uses such as stabling.

Main House

Canopy tiled porch, oak front floor to entrance hall.

Drawing Room - 21'07" x 17'03" (6.58m x 5.26m)

A bright and large room, centred with a large inglenook fireplace with a quarry tiled hearth and brick edging, storage cupboard to the left. Exposed ceiling timbers and perpendicular beams to a comfortable head height. TV point

Dining Room - 17'10" x 16'07" (5.44m x 5.05m)

A large spacious dining room with a pair of casement doors with lead lights, leading to the sun terrace. Exposed beams to walls and ceilings. Staircase rising to first floor.

Sitting Room - 11'05" x 10'06" overall (3.48m x 3.20m overall)

From the drawing room you come through to the sitting room with two stripped wooden doors, one of which leads to the inner hall.

Inner Hall

Exposed wall and ceiling timbers, door leading to the rear garden and steps down to the Cottage Annex. Storage cupboard and access to the boiler room. There is a further door which leads down to the cellar.

Study - 13'05" x 10'00" (4.09m x 3.05m)

This room benefits from fine far stretching views across countryside beyond and a feature fireplace. Telephone point.

Luxury Kitchen - 22'03" x 15'00" (6.78m x 4.57m)

This luxury kitchen is fitted with limed oak units and features a Inglenook fireplace and fitted with an oil fired Aga for cooking and domestic hot water. There is a further inglenook style recess with a brick base and a cupboard beneath, a four ring electric hob with a Blanco extractor hood above in a canopy. There is a Smeg electric oven, integrated microwave, built in AEG refrigerator and freezer. Exposed wall and ceiling timbers and a large window to the rear of the property giving spectacular views. Throughout the kitchen/breakfast room is Amtico wood effect flooring.

Inner Hall

Matching Amtico flooring, beamed ceiling, access to the dining room.

Shower Room

Fully tiled cubicle, hand basin and W.C.

Utility Room -

Plumbing for a washing machine, coat pegs and door to the garden.

First Floor

Master Suite - 21'06" x 15'02" (6.55m x 4.62m)

From the inner hallway there is a small landing which leads to a walk-in wardrobe, bedroom with an open plan en-suite bathroom divided by an open arch stud wall between incorporating leaded windows. There are vaulted ceiling with exposed timbers. The bathroom area comprises of a cast iron bath on gilt ball and claw feet with a brass mixer tap and shower attachment.

Second Suite - 18'02" x 11'00" (5.54m x 3.35m)

A large bedroom with exposed timbers to the ceiling and walls. Off the bedroom area, there is an en-suite bathroom comprising of a bath, shower cubicle, hand basin and W.C. Bathroom measures - 18'00" x 10'05". Further from the bathroom, there is a dressing room with double fitted wardrobes.

Bedroom Three - 10'07" x 7'03" (3.23m x 2.21m)

Exposed timbers, wooden window seat and a clothes hanging recess.

Second Floor

Bedroom Four - 16'05" x 12'04" (5.00m x 3.76m)

Exposed beams, telephone point. An en-suite bathroom is located off the bedroom which comprises of a bath, hand basin and W.C.

Annexe Cottage

Can be accessed by either, the inner hall from the main house or externally. The whole of the annex occupies the ground floor level.

Entrance Hall 8'01" x 5'06" (2.46m x 1.68m)

Oak door leads to the entrance hall which leads onto the kitchen/dining room

Kitchen/Dining Room - 18'01" x 5'08" (5.51m x 1.73m)

Exposed timbers to the wall and ceiling. Stainless steel sink, cupboards underneath the work surfaces. Electric cooker point, space for a fridge/freezer.

Bedroom - 12'06" x 7'05" (3.81m x 2.26m)

Exposed timbers to walls and ceiling. Radiator.

Lounge - 13'06" x 12'00" (4.11m x 3.66m)

Featuring an open plan, stone Inglenook fireplace with stone hearth, brick edges, bressumer beam. Exposed ceiling timbers, recessed book shelving, radiator and telephone point.

Bathroom - 10'06" x 7'00" (3.20m x 2.13m)

A white suite comprising of a bath with a shower attachment, hand basin and W.C. Vaulted beamed ceiling, storage cupboard, door to main house.

Outside

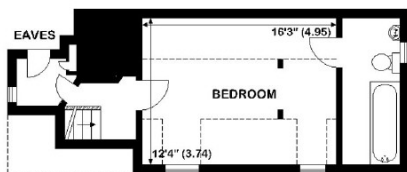
A large Barn comprising of a double garage, with sliding timber doors; a studio which also can be used as a stable, and two store rooms. There is a shingled driveway to the property with parking for around 8 cars. We believe the grounds to total to approximately 3 acres.



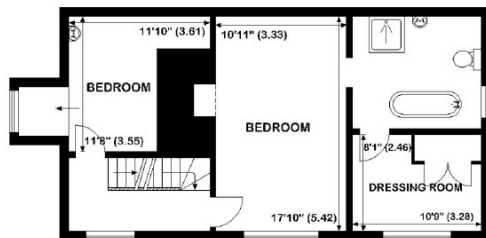




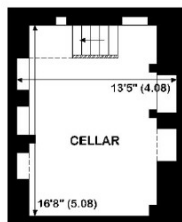
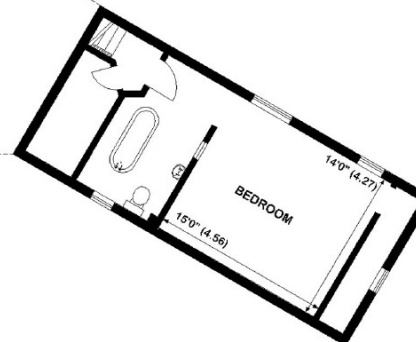
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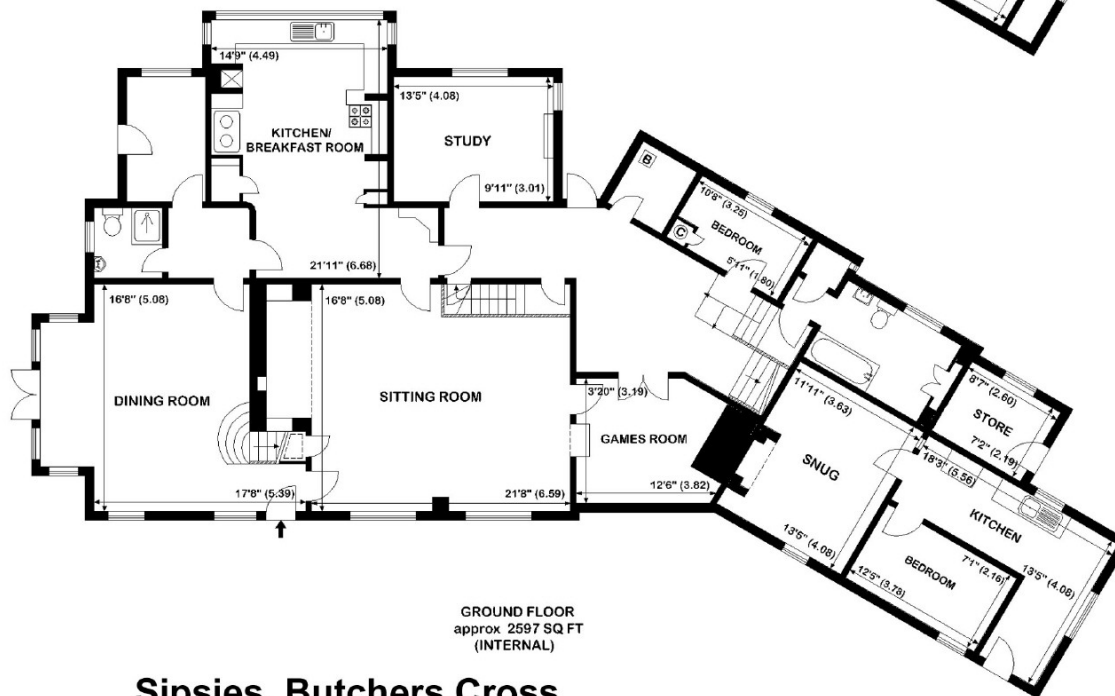
SECOND FLOOR
approx 342 SQ FT
(INTERNAL)



FIRST FLOOR
approx 1032 SQ FT
(INTERNAL)



CELLAR
approx 223 SQ FT
(INTERNAL)



GROUND FLOOR
approx 2597 SQ FT
(INTERNAL)

Sipsies, Butchers Cross

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
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Post Office Square
2 Vale Road
Tunbridge Wells
Kent
TN1 1BP

Telephone
01892 512101
Fax
01892 512101
e-mail
sales@doorknobs.co.uk

