



Field End

Argos Hill, Mayfield, East Sussex, TN20 6NR

Batcheller
Monkhouse

Field End

An opportunity to acquire a spacious 1930s family house set in approximately 3.5 acres conveniently located within 1.25 miles of Mayfield village.

- Entrance Hall
- Sitting Room
- Family Room
- Conservatory
- Kitchen
- Utility Room
- Dining Room
- Ground Floor Bedroom with En Suite Shower Room
- 4 First Floor Bedrooms
- Family Bathroom
- Attic Room
- Paddock and Stable Yard
- Gardens and Grounds approx 3.5 acres
- Additional 0.9 of an Acre available by separate negotiation



AMENITIES

The property is situated at Argos Hill 1.25 miles from the sought after village of Mayfield. The picturesque village has an excellent range of local amenities including butchers, general store, bakery, delicatessen and inns. Tunbridge Wells with its comprehensive range of shopping and leisure amenities is about 8 miles to the north. Mainline stations can be found in Wadhurst (approximately 5 miles distant), Frant and Tunbridge Wells. There is a good choice of state and independent schools in the area. Leisure pursuits include Bewl Water and the surrounding countryside is designated an area of outstanding natural beauty.

DESCRIPTION

Field End is a spacious 1930s property with external elevations of tile hanging and whitewashed brick set under a tiled roof. The rooms provide flexible accommodation throughout with three reception rooms and conservatory as well as a ground floor double bedroom with en suite. The main accommodation consists;

- An entrance lobby opening into an entrance hall with stair case to the first floor.
- Double aspect sitting room with open fireplace and french doors to the garden.
- Family room with cast iron fireplace, gas fire and bi-folding doors leading to a conservatory.
- Kitchen/breakfast room with an archway to a larder and utility area to the rear.
- Off the kitchen breakfast room is a dining room to the front of the house off which is a useful triple aspect ground floor double bedroom with en suite shower room.
- Off the first floor landing are 4 further bedrooms including the master bedroom with two corner windows, a family bathroom, and a staircase leading to a large attic room currently set as a bedroom but provides a useful flexible space for a number of uses.





OUTSIDE

The property is approached through electric gates to a large driveway providing parking. A five bar gate opens to the land which is primarily to the west and rear. There is also a separate access with a driveway to the left and access back onto the A267. The gardens adjoining the property are mainly laid to lawn and interspersed with mature trees and shrubs. The property benefits from access at the rear to a public footpath onto the disused Mayfield/Rotherfield railway line with a Victorian tunnel. There is a large fenced area to one side of the house currently used for poultry. There is a stable yard with 2 loose boxes and tack room/store. Adjoining the field is an area of bluebell woodland which including the garden area measures approximately 3.5 acres.

DIRECTIONS

Head south on the A267 passing through Mark Cross and after 2 miles as you head around a sharp left hand bend at Argos Hill the property will be found immediately on the left hand side.

Additional Information:

Local Authority: Wealden District Council. 01323 443322
www.wealden.gov.uk

Services: Mains electricity and water (not checked or tested) Gas fired central heating. Private Drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX37506, ESX311285

EPC: EPC rating E

Agents Note: A further 0.9 of an acre of land is available by separate negotiation.

Guide Price £775,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

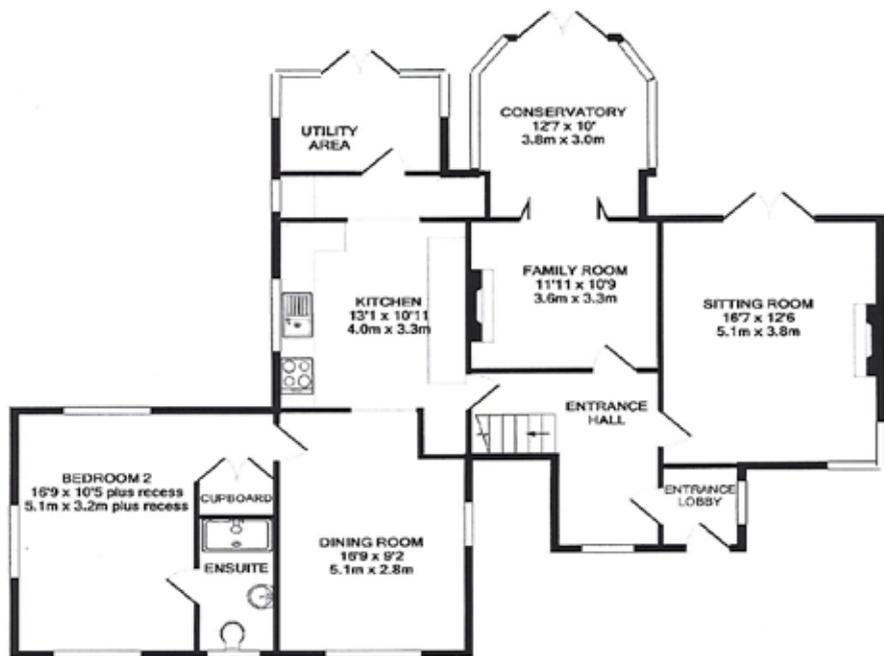
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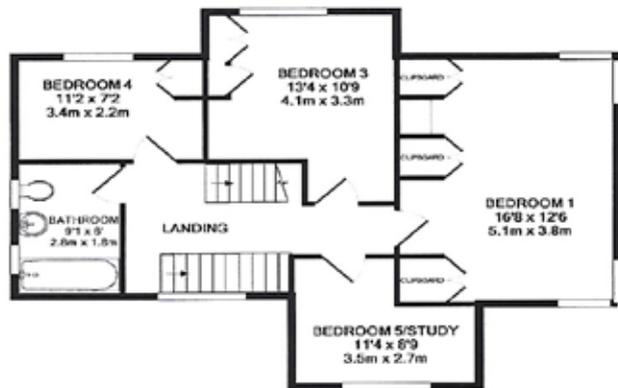
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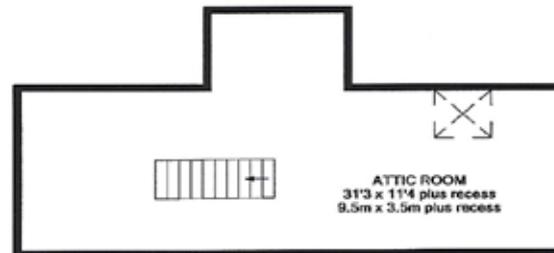
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
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 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
 5. All measurements and distances are approximate;
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 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

