



Spring Cottage, Mayfield Flat, Heathfield, East Sussex, TN21 0TU
£1,100,000

We are delighted to offer this large 4 bedroom detached cottage set within a private plot in excess of 4 acres. The property has been in in ownership for 30 years and has had substantial development sympathetically built in keeping with the original cottage. To the left of the property is a vast 35' x 21' lounge with windows to 4 sides and large Inglenook fireplace, to the ground floor is also a second reception room, kitchen breakfast room, utility and downstairs WC, to the first floor is four large double bedroom two with ensuites, and family bathroom, Externally the property has beautifully landscaped gardens, large double garage with additional rooms, large commercial yard (with licence) field area and private ancient woodland.

ENTRANCE

Glazed wood and glass entrance porch leads to wooden front door with glazed arch. Opens into ..

HALLWAY

UPVC double glazed window with aspect to the front. Inset Coir matting. Radiator. Stairs lead to first floor.

STUDY

UPVC double glazed window with aspect to the front of property. Radiator.

KITCHEN

With a range of wall, base and drawer units with laminate worksurface over. One and a half bowl sink with drainer. Breakfast bar. Double oven. Extractor fan and tiled splashback. Two large windows overlooking the garden. Integrated dishwasher. Space for fridge. Tiled floor. Door through to...

UTILITY ROOM

Large storage cupboard. Space and plumbing for washing machine. Range of base units with laminate worksurface over. UPVC double glazed window and rear wooden stable door. Space for fridge freezer. Tiled flooring.

CLOAKROOM

Low flush WC. Pedestal wash hand basin. Central heating boiler. Tiled floor.

LIVING ROOM

A vast 35'1" x 21'11" living room spanning the full depth of the property with aspects to four sides with bay window to the front, side windows and French doors leading to a paved balcony area affording wonderful views of the extensive gardens, private woodlands and surrounding countryside. Very large inglenook fireplace housing double gas fire. Oak flooring. Decorative cornicing and ceiling rose. Three radiators.

FIRST FLOOR

LANDING

Bright and spacious landing area with two UPVC double glazed windows with aspect to the rear of property, Large walk in airing cupboard with light and rails and shelving. Housing hot water cylinder. Radiator. Hatch providing loft access.

BEDROOM ONE

Wood double glazed window to the rear and wooden double glazed window with aspect to the side. Two radiators. Two large built in wardrobes. Smooth ceiling. Door through to...

EN-SUITE

Large double glazed obscure glass wooden window. Large corner jacuzzi bath. Low flush WC. Pedestal wash basin. Part tiled walls and tiled floor. Shaver point.

BEDROOM TWO

Double glazed wooden window with aspect to the front of property. Smooth ceiling. Radiator. Door leads through to..

EN-SUITE

Panelled bath with chrome Victorian style mixer tap with shower attachment. Victorian style pedestal wash basin. Low flush WC. Part tiled walls. Radiator. Shaver point. Extractor fan.

BEDROOM THREE

UPVC double glazed window with aspect to the front of the property. Smooth and coved ceiling. TV aerial point. Radiator.

FAMILY BATHROOM

UPVC opaque double glazed window to the rear. Panelled bath with chrome Victorian style mixer tap with

shower attachment. Pedestal wash basin. Low flush WC. Fully tiled. Radiator.

BEDROOM FOUR

Large UPVC double glazed window with aspect to the front of the property. Radiator. Open built in wardrobe with hanging rail. Smooth and coved ceiling.

OUTSIDE

The property is approached via a tarmac driveway leading to a five bar gate. There is an area of blocked paving providing off road parking to the front for two vehicles. Access via the gate leads to another larger area of blocked paving providing parking for several vehicles and leads to double garage. The FRONT of the property is lawned and leads to the rear garden. The REAR garden is mainly laid to lawn with a natural spring furnishing two large ponds. There is also a well to the side of the property. There is private woodland to the side and we are advised that in all the grounds extend to XXXX acre.

DOUBLE GARAGE

With plumbing, power and light. Personal door to the side.

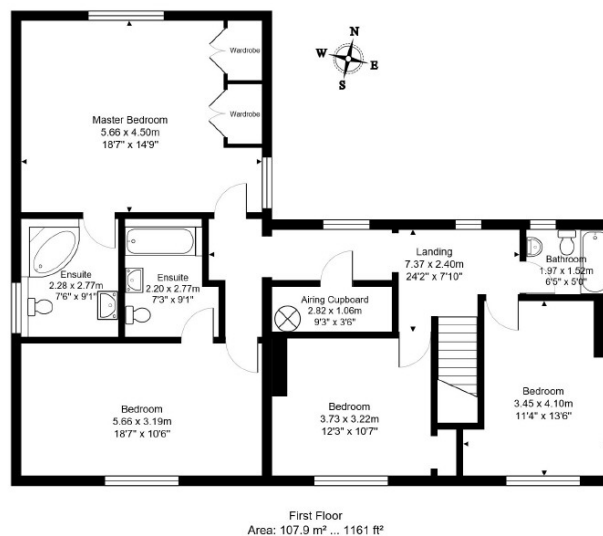
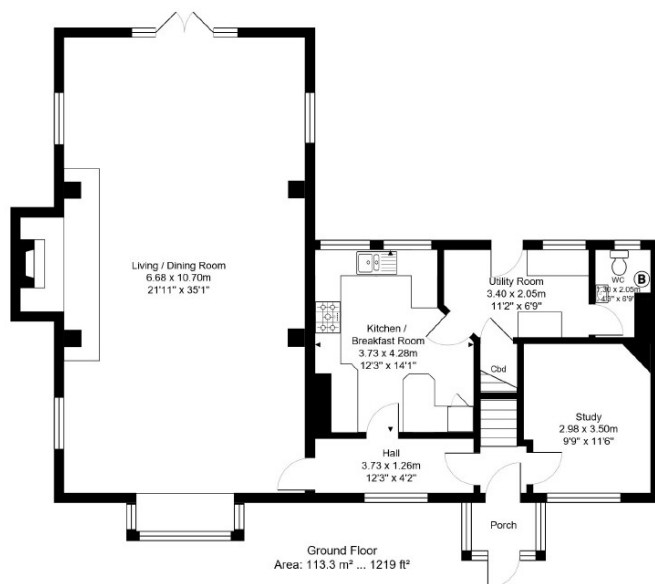
COMMERCIAL AREA

Access via tarmacadam driveway from the front of the property. Level of hardstanding with former agricultural building having an open front. Area of woodland to the rear. The site has been most recently used for the distribution of plant equipment. We are advised the following ... Under planning reference number WD/2002/0248/LD consent has been granted for storage and distribution of plant equipment and materials in connection with a contracting business and ancillary maintenance of plant and equipment.

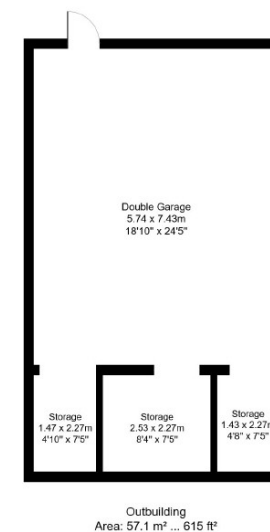
LOCATION



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficient - lower running costs	Current	Potential	Energy efficiency band - lower CO ₂ emissions	Current	Potential
100-100k A		87	100-100k A		7
80-100k B			80-100k B		
60-80k C			60-80k C		
40-60k D			40-60k D		
20-40k E			20-40k E		
10-20k F	50		10-20k F		40
0-10k G			0-10k G		
Not energy efficient - higher running costs			Not energy efficient - higher CO ₂ emissions		
England & Wales			England & Wales		



Total Area: 278.3 m² ... 2995 ft²
All measurements are approximate and for display purposes only



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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