

# LINLEYS



MAYFIELD, EAST SUSSEX



*Beyond your expectations*





## Linleys

Piccadilly Lane, Mayfield, East Sussex, TN20 6RH

An outstanding well presented detached character house with far reaching views over the rolling Sussex countryside.

Entrance Hall, Sitting Room, Family Room, Kitchen/Breakfast/Dining Room, Cloakroom, Principal Bedroom with En suite Bathroom and Balcony, 4 Further Bedrooms, Family Bathroom, Oil Fired Central Heating, Garden of Just Under 1 Acre.

**Description:** This substantial house which hasn't been on the market since 1963, has been renovated, extended and refurbished by the current owners to an exceptionally high standard and now provides spacious family accommodation arranged over two floors. There are many notable features throughout the property some of which include the following:

- The spacious entrance hall has a cloakroom and contemporary staircase with glass balustrades rising to the first floor.
- The elegant well proportioned family room is a delightful room with an excellent inglenook open fireplace and exposed beams and timbers.
- The sitting room which is a good size has bi-fold doors opening directly to the terrace.
- The superbly fitted and well equipped large L shape kitchen/breakfast/dining room has an excellent range of wall units with cupboards and drawers under, a central island unit with long recycled glass work surfaces and a larder. Integrated appliances include Rangemaster cooker with electric hob, dishwasher, 2 fridges, freezer and washing machine.
- On the first floor the dual aspect principal bedroom has a range of fitted wardrobe cupboards, bi-fold doors opening to







the large balcony which has stunning outlooks over the garden and countryside beyond and a well fitted en suite bathroom with roll top bath with iron claw feet and separate shower cubicle.

-There are three further bedrooms, one with fitted cupboards and all have fantastic outlooks over the garden and beyond. All are very well served by an extremely well fitted family bathroom which has a roll top bath with iron claw feet and a separate shower cubicle.

-On the top floor is a further bedroom within the eaves with superb outlooks at the front and rear.

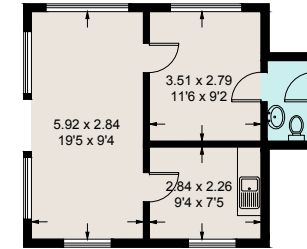
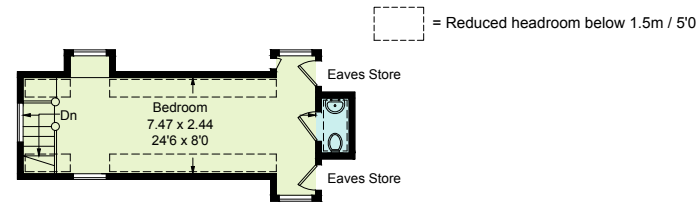
**Situation:** The property is about one and a half miles to the south of the picturesque and highly regarded village of Mayfield in wholly rural surroundings, adjoining fields with attractive views all around. In the village there is an excellent range of local shops, post office, pubs, junior and senior schools including Mayfield Girls School. Tunbridge Wells is about 12.5 miles to the North for excellent shopping facilities and recreational amenities. Crowborough with its number of leading supermarkets is about 5.75 miles.

**Outside:** The house is approached via timber gates to a wide sweeping driveway with a parking area for several vehicles and planning for a large garage block with workshop/studio above WD/2015/2408/F. The outstanding gardens include wide expanses of lawn interspersed with some fine trees and banks of specimen flowering shrubs and plants. A terrace wraps around the rear of the house. There is also planning to replace the existing summer house with a single storey garden lodge with fantastic views. WD/2016/0466/F

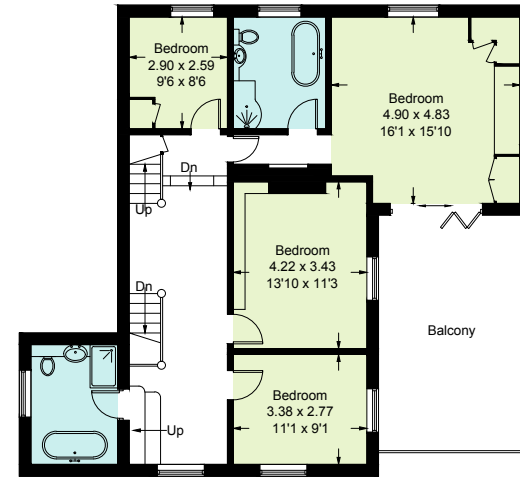
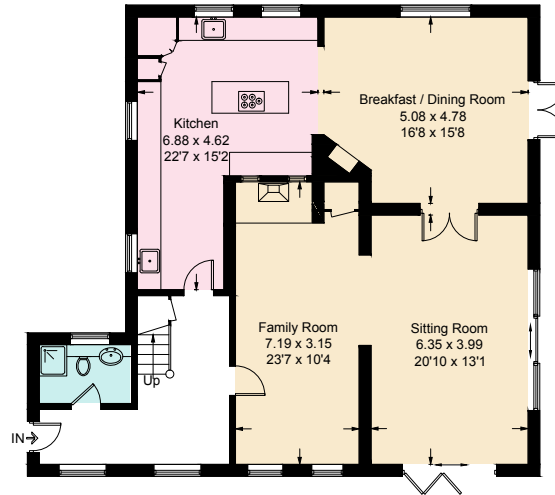
**Directions:** From Tunbridge Wells take the A267 South continue through Argos Hill and onto the Mayfield bypass. At the roundabout take the first exit into Stone Cross and then first right into Newick Lane and after about ¾ mile turn left into Piccadilly Lane. The property can be located on the right hand side after about 1 mile.

**Additional Information:** Train services- stations at Wadhurst and Stonegate for Charing Cross, London Bridge and Cannon Street or Crowborough (Jarvis Brook) for a direct service to London Bridge.

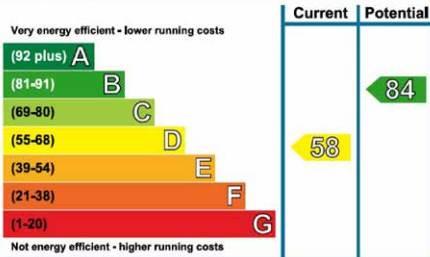
Approximate Gross Internal Area = 237.9 sq m / 2561 sq ft  
 Outbuilding = 36.7 sq m / 395 sq ft  
 Total = 274.6 sq m / 2956 sq ft



(Not Shown In Actual Location / Orientation)



### Energy Efficiency Rating



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID268543)  
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

