



High Street, Mayfield
East Sussex, TN20

HAMPTONS
INTERNATIONAL

Beyond your expectations

An enchanting Grade II Listed period village house

Hamptons International

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www.hamptons.co.uk

Entrance Hall | Inner Hall | Cloakroom | Sitting Room | Dining Room with Mezzanine Study area | Kitchen/Breakfast Room | 2 Bedrooms both with En suite Bathrooms | Cellar | Part Walled Garden | 2 Allocated Parking Spaces

Asking Price £530,000 Freehold

Description

This is a delightful attached period house that was created from part of the historic former Royal Oak Inn situated in a prominent position in the picturesque High Street with own access via the courtyard garden. Throughout the house there are numerous exposed oak beams and timbers and generally there are good ceiling heights, some vaulted or partly vaulted. Of particular note is the excellent sitting room which is a very good size and has a fine fireplace with brick surround and oak bressumer and there are two bay windows with outlooks to the High Street. The kitchen/breakfast room is fitted with a range of cupboards and worktops with cupboards above and set into an attractive brick fireplace surround is a gas-fired Aga. The delightful dining room is on the first floor and has a high vaulted ceiling and a staircase to a mezzanine floor used as a study area. The principal bedroom overlooks the High Street and has a well-fitted large ensuite bathroom. On the top floor the second bedroom also has a well-fitted bathroom. The large former beer cellar is accessed from the hallway and has exposed stone wall and a hatch to the High Street and could be incorporated within the main accommodation.

Outside

There is an attractive courtyard garden with well-stocked shrub borders on either side. Through the gate there are two parking spaces in Royal Oak Mews.

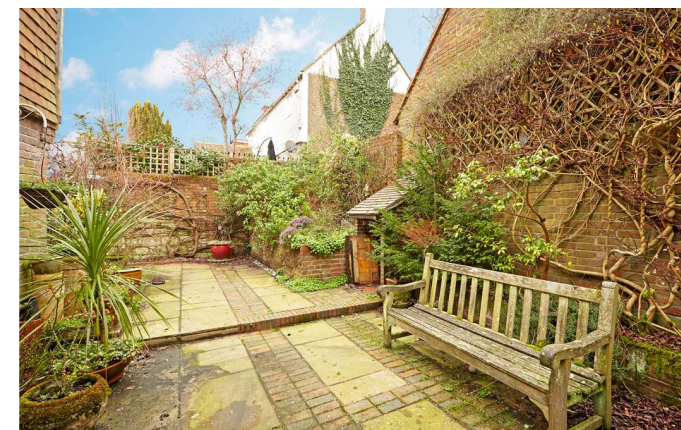
Location

Being so conveniently situated in the High Street, the

house is within easy walking distance of the village amenities including a range of local shops, pubs, restaurants, schools and a church. Mayfield is a very picturesque sought-after village about 9 miles to the south of Tunbridge Wells where there is a comprehensive range of shopping facilities and recreational amenities. In the village there are tennis, cricket and bowls clubs. Golf courses nearby are at Crowborough, Rotherfield, Boars Head and Tunbridge Wells.

Additional Information

Train services: Wadhurst station just over 5.5 miles away for London Charing Cross, London Bridge and Cannon Street in about 60 minutes. Rail communications: The A21 is to the north of Tunbridge Wells for a direct route to the M25 National motorway network.

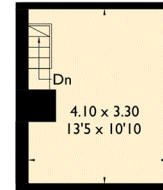


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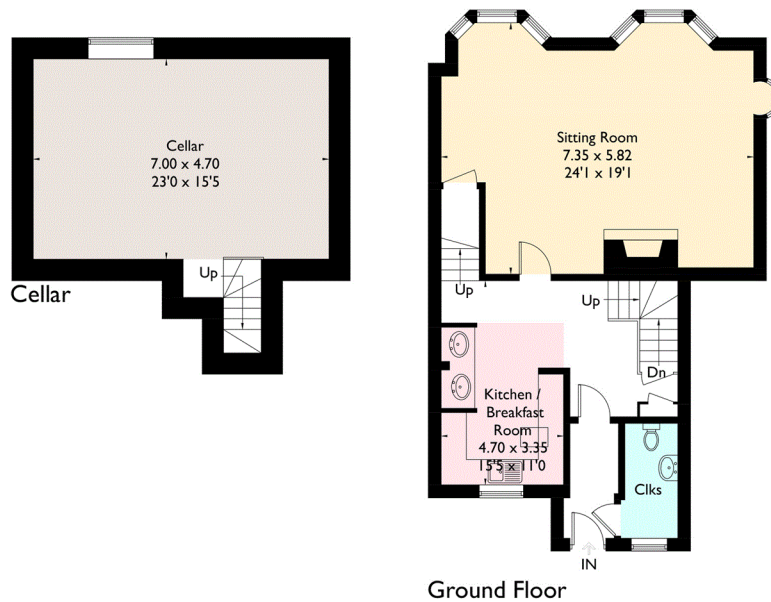
Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft

Cellar = 35.7 sq m / 384 sq ft

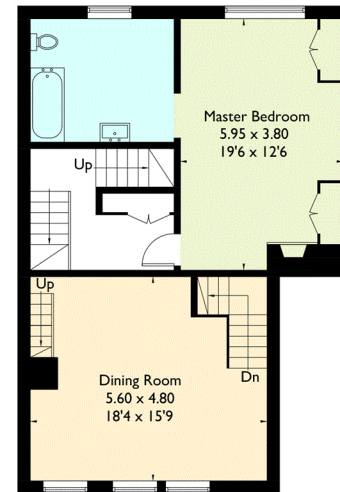
Total = 220.6 sq m / 2374 sq ft



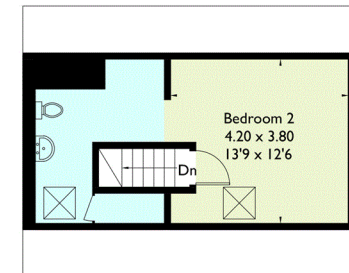
Mezzanine



Ground Floor



First Floor



Second Floor

Job Ref: 163417

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
Not To Scale.

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.

