



Stone Cross Road, Mayfield

East Sussex, TN20

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A fine former Vicarage in delightful village setting

Hamptons International

18-20 London Road, Royal Tunbridge Wells, Kent, TN  
Sales. 01892 516611  
tunbridgewells@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall and Inner Hall | Drawing Room | Dining Room | Family Room | Kitchen | Breakfast Room | Utility Room | Cloakroom | 5 Bedrooms | 2 Bathrooms | Gas Fired Central Heating | Detached Double Garage | Gardens just under 0.7 acres.

## Offers in the region of £895,000 Freehold

### Description

This fine, late Edwardian former Vicarage is situated within the village and is a substantial family house probably dating from around 1910. The spacious interior includes elegant, well proportioned reception rooms; the drawing room having a double aspect outlook with a bow window and an attractive open fireplace. The dining room also has a fireplace with attractive carved surround, a high beamed ceiling and stained glass French doors to a delightful loggia. There is also a family room with an extensive range of fitted bookshelves and a door with stained glass to a side porch. In the breakfast room there is a fitted dresser, shelved cupboards and a Thorn gas fired boiler for central heating and domestic hot water. The kitchen has work surfaces with a sink unit and a walk-in larder with slate shelf and a window. On the first floor there is a part galleried landing with a sky light above. The double aspect principal bedroom is a good size and has a feature fireplace, as do two of the four further bedrooms, and these are all served by two bathrooms. This comfortable family house now provides scope for updating and improvement.

### Outside

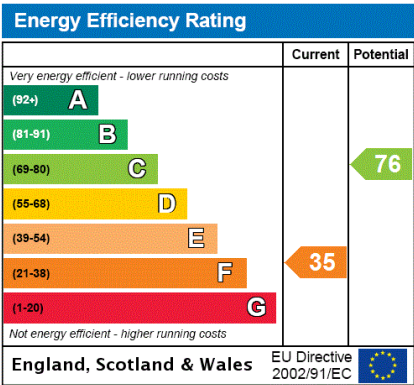
The gardens are an exceptional feature of the property, providing a very attractive setting for the house with wide areas of sweeping lawn interspersed by a variety of flowering shrubs, fruit trees and evergreens. The garden is well screened on all sides by mature trees and hedges and set away from the house is the detached double garage. In all, just under 0.7 acres.

### Location

The property is towards the west side of this highly regarded village with its picturesque High Street, local shops, pubs, church and schools, in particular St Leonards Mayfield Girls School and the primary school. Tunbridge Wells is about 9 miles to the north with a comprehensive range of shopping facilities and amenities. Crowborough also has a good range of shops and is about 6 miles to the west. Further schools in the area include Skippers Hill Preparatory School at Five Ashes and Beades Public School at Upper Dicker. Recreational amenities include sports and leisure centres in Crowborough and in Tunbridge Wells where there are also a cinema complex, theatres and numerous restaurants.

### Additional Information

Train Services: Wadhurst station about 6 miles for trains to Charing Cross, London Bridge and Cannon Street about 60 minutes or Crowborough station at Jarvis Brook for a direct service to London Bridge, about 60 minutes.



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Approximate Gross Internal Area = 283.6 sq m / 3053 sq ft

Garage = 24.4 sq m / 263 sq ft

Store = 8.1 sq m / 87 sq ft

Total = 316.1 sq m / 3403 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 160735

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.



