

# WEST HILL





*With lovely far reaching views west across undulating Sussex countryside towards the Rotherfield Windmill, a stunning contemporary home, designed to reflect sophisticated simplicity and finished to an exacting standard.*







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## **West Hill**

**Little Trodgers Lane, Mayfield, East  
Sussex, TN20 6PW**

### **Accommodation**

Entrance Hall | Reception Hall | Drawing Room  
Study | Kitchen/Dining Room | Utility Room  
Cloakroom | Two Ground Floor Bedrooms  
Bathroom | Principal Bedroom with En Suite  
Bathroom and Walk-in Closet | Guest Bedroom  
with En Suite and connecting Office/Bedroom  
5 | Large Outbuilding incorporating Garage,  
Workshop & Studio | Terracing | Lawns |  
Woodland

In Total Approximately 3.3 Acres (1.37 hectares)





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## Description.

Set in a semi-rural location, a short drive of Mayfield Village and enjoying lovely, far reaching views over adjoining Sussex country side, West Hill is an intriguing amalgamation of a former school infirmary and a stunning contemporary home. Utilising the skills of renowned architect, Sally Mackereth, the property has been transformed by reconfiguring the interiors in a cruciform layout and with the use of oversized double glazed windows and doors thereby opening up the space to create large open plan living and eating areas and giving magnificent views right from the moment of entering through the front door. Underfloor heating with individual room thermostats has been installed throughout with a ground source heat pump providing the power source and a good deal of attention has been paid to insulation. Interiors are styled with cool, sophistication with pale walls, tall ceilings, walnut kitchen cabinetry by Workhaus and Corian moulded bathing/shower facilities.

## Outside.

Sitting within approximately 3.3 acres, the gardens surround the house and include gently sloping lawns and mature trees. To the front, the house is approached via a gravel carriage driveway which sweeps past the house and culminates in front of the outbuilding where there is ample space to park numerous vehicles. Very well established trees and hedging provide a great deal of seclusion and there is a fine area of woodland included within the sale.

To the rear, a wide deck spans the entire width of the house providing an ideal spot for sitting, dining, entertaining and enjoying the lovely views.

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## Situation.

The property is situated in a beautiful rural location in the High Weald of East Sussex designated as an area of Outstanding Natural Beauty. The house is about half a mile from the historic and picturesque village of Mayfield with its excellent range of local shops and the highly regarded St Leonards Mayfield girl's school. The Spa town of Royal Tunbridge Wells is about 7 miles away for more comprehensive shopping facilities and amenities including many major national stores, numerous restaurants and the famous Pantiles.

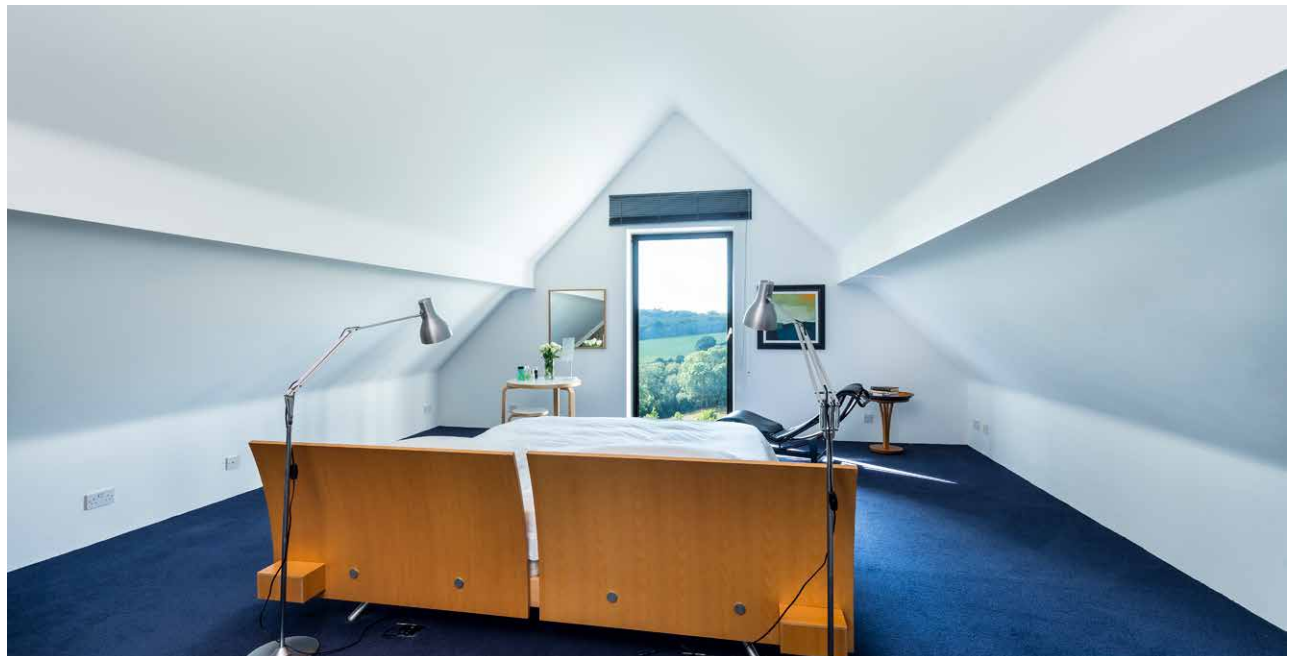
## Additional Information

Train Services: Wadhurst, Frant or Tunbridge Wells main line stations for trains to Charing Cross, London Bridge and Cannon Street (50 – 60 minutes).

Road Communications: The A21 is to the north of Tunbridge Wells for a direct route to the M25 national motorway network linking with the M20 for access to the Channel Tunnel.

## Directions.

From Tunbridge Wells take the A267 south passing through Frant and Mark Cross. On leaving Mark Cross turn left after about half a mile in to Lake Street. Take the next right into Little Trodgers Lane and West Hill will be found after a short distance on the right hand side.







**Tenure**  
Freehold

**Services**  
Mains Water and Electricity;  
Ground Source Heat Pump;  
Private Drainage.

**Local Authority**  
Tunbridge Wells Borough Council

**Viewings**  
All viewings are strictly by prior  
appointment with Hamptons International

**Hamptons International**  
Tunbridge Wells  
18-20 London Road  
Tunbridge Wells  
Kent  
TN11 1DA  
Telephone: 01892 516611

E-mail:  
tunbridgewells@hamptons-int.com  
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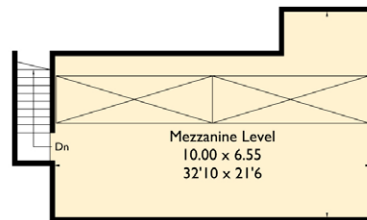


# Little Trodgers Lane, Mayfield

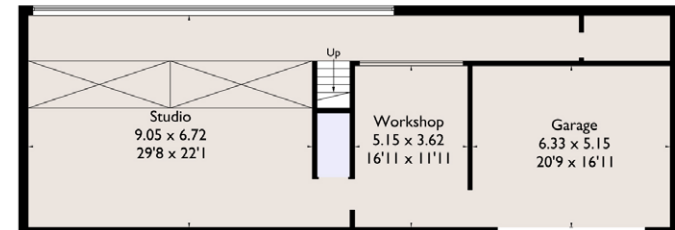
Approximate Gross Internal Area = 359 sq m / 3864 sq ft  
(Excluding Eaves Storage / Including Garage / Mezzanine)

Outbuilding = 197.3 sq m / 2124 sq ft

Total = 556.3 sq m / 5988 sq ft

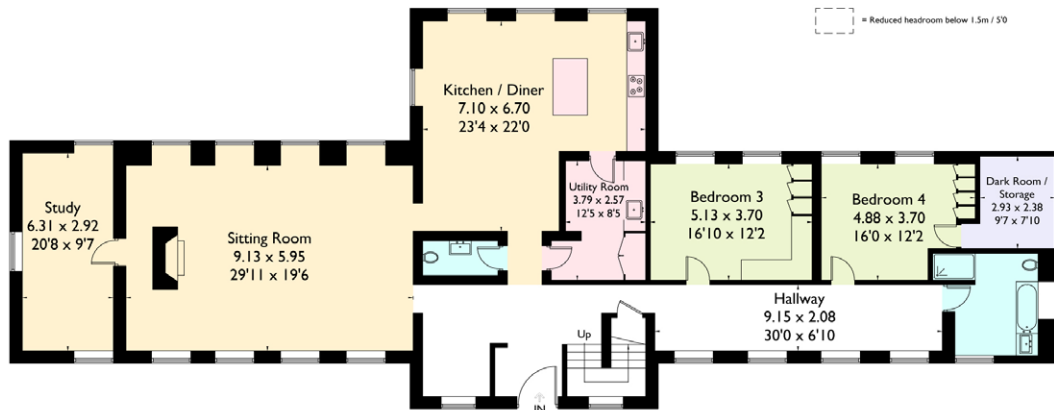


Outbuilding - First Floor

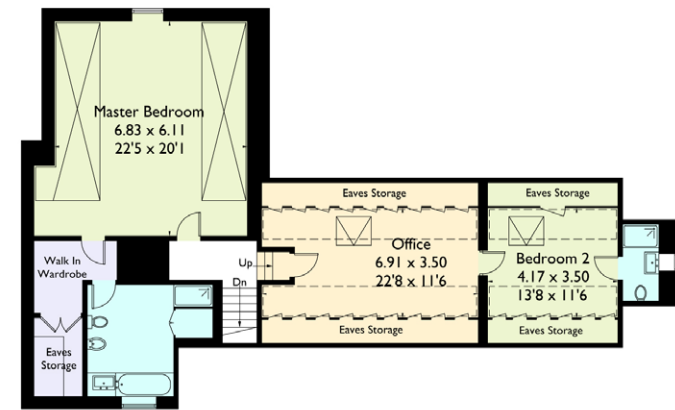


Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173280

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.