

Banfield Estate Agents

47 Mayfield Grange Little Trodgers Lane

Mayfield, TN20 6BF

Asking Price £565,000

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Set within the magnificent grounds of Mayfield Grange, this distinguished two-bedroom apartment presents a rare opportunity to reside in an elegant historic estate surrounded by around 20 acres of beautifully landscaped communal grounds. The property enjoys a tranquil, idyllic setting, yet remains just moments from the scenic heart of Mayfield and the picturesque Sussex countryside.

Upon entry through the welcoming communal areas of Mayfield Grange, the apartment opens into a spacious hallway that leads seamlessly into the principal living spaces. The layout has been carefully considered to create an excellent sense of flow, with generous proportions throughout and abundant built-in storage ensuring the apartment remains both practical and refined.

The heart of the home is an impressive open-plan kitchen and dining room, boasting custom-made cabinetry, high-quality integrated appliances, and generous worktop space. A substantial, bespoke wine storage area adds a luxury touch for those who enjoy entertaining or collecting. The spacious dining area easily accommodates a large table and additional furniture, making it perfect for gatherings with family or friends.

From the dining space, the accommodation extends naturally into the inviting sitting room, where wooden floors and large glazed doors flood the space with natural light. These doors open onto a private balcony, offering an al fresco retreat for morning coffee or quiet evenings while enjoying views over the manicured grounds.

Both bedrooms are generously sized doubles. The principal suite feels calm and luxurious, with fitted wardrobes and a beautifully appointed ensuite bathroom, featuring a bath, walk-in shower, WC, and contemporary fittings—creating an indulgent retreat. The second bedroom, equally well-proportioned, also includes its own ensuite shower room, built-in wardrobes, and a second private balcony for further enjoyment of the delightful surrounds. This flexibility is ideal for guests, family, or use as a stylish home office.

The apartment also enjoys the benefit of two allocated parking spaces and access to a residents' gym within the estate—a rare and invaluable feature for modern living.

Mayfield Grange's splendid location sets it apart. The extensive grounds are meticulously maintained, offering expansive lawns, mature trees, and serene spaces perfect for walking, relaxing, or simply taking in the grandeur of the estate's historic architecture. The main building's striking facade provides an atmospheric backdrop to daily life in this special development.

The nearby village of Mayfield is famed for its charm and character—an archetypal English village with deep historical roots. The beautiful High Street is lined with traditional timber-framed buildings, independent shops, cosy cafés, and essential services such as a long-standing baker, butcher, and florist. With its welcoming community, active parish churches, and celebrated local traditions, Mayfield combines quintessential countryside living with the convenience of a vibrant, thriving village.

With no onward chain, this exceptional apartment at Mayfield Grange offers the perfect blend of historic setting, contemporary comfort, and village life amidst the rolling High Weald landscape. Arrange a viewing to truly appreciate the character, lifestyle, and remarkable setting on offer.

Annual Ground Rent : £760.00
Annual Service Charge : £2,996.46









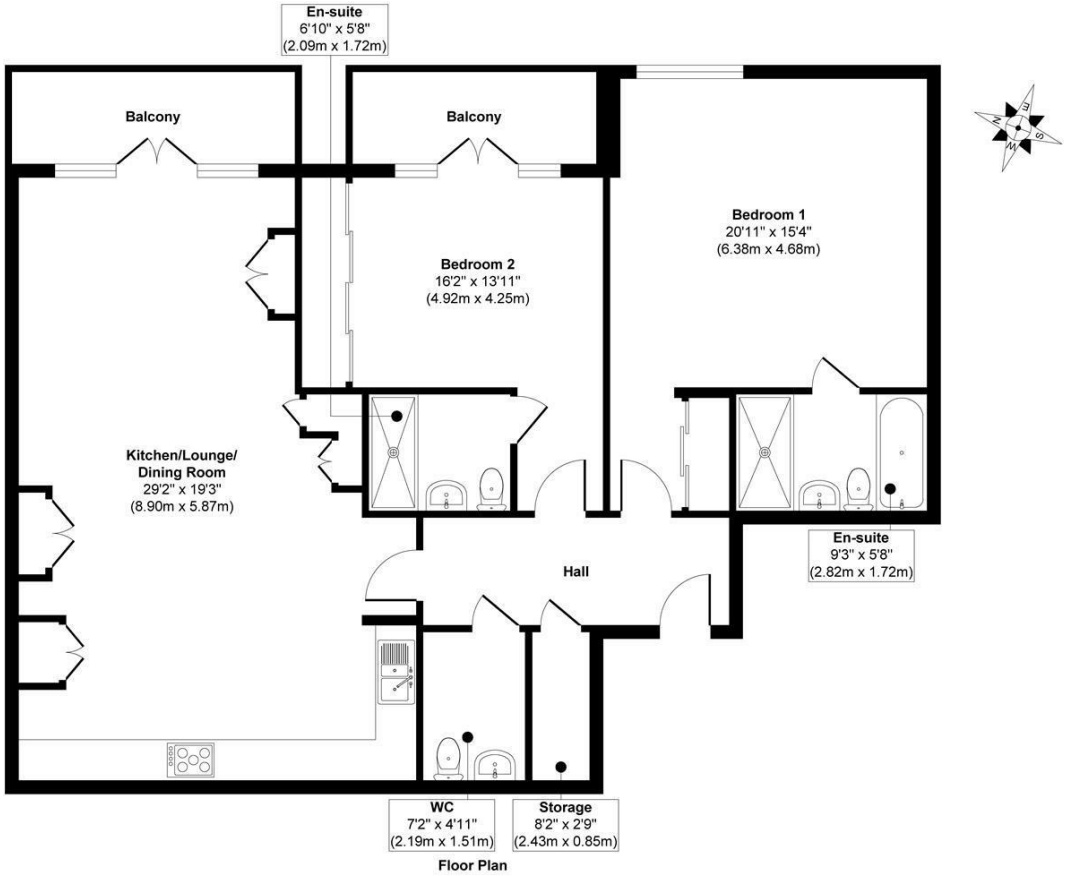








Floor Plan



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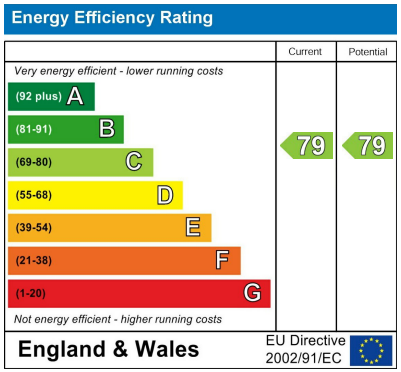
Approx. Gross Internal Floor Area 1182 sq. ft / 109.84 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Area Map





Energy Efficiency Graph

Viewing

Please contact our Banfield Estate Agents Office on 01892 653333
if you wish to arrange a viewing appointment for this property or require further information.

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