



28 Mayfield Grange Little Trodgers Lane

Mayfield, TN20 6BF

Price Guide £550,000



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## A Stylish Sanctuary in the Heart of Sussex

Ground Floor Apartment | Private Terraces | Two Bedrooms | Over 12 Acres of Grounds

Nestled within the beautifully maintained and gated grounds of Mayfield Grange, this elegant and light-filled ground floor apartment offers the perfect blend of luxury, comfort, and countryside charm. Whether you're seeking a refined main residence or a peaceful bolt-hole for weekend escapes, this home provides the ideal setting.

### Modern Country Living at Its Finest

Step through the welcoming entrance hall and feel immediately at ease in this immaculately presented home. With a graceful layout and generous proportions, the apartment boasts a spacious sitting room, bathed in natural light thanks to two sets of French doors. These open onto two private, covered terraces - perfect spots to enjoy morning coffee, al fresco dining, or simply soak up the sun and serenity of the surrounding gardens.

### Designed for Entertaining

The open-plan kitchen/dining room flows effortlessly from the sitting room, offering both style and practicality. Polished wooden flooring, sleek granite worktops, and integrated Smeg and AEG appliances (including coffee machine and breakfast bar) make this a natural hub for hosting or relaxing. Every detail has been carefully considered - from spot lighting to soft-close cabinetry.

### Two Tranquil Bedrooms

The principal bedroom is a calm and inviting retreat with mirror-fronted wardrobes and a beautifully appointed ensuite bathroom. A second double bedroom is complemented by a stylish shower room, offering flexibility for guests, family, or working from home.

### Smart Living Touches

With gas central heating, chrome fittings, a video entry system, and generous walk-in storage areas (ideal for tech setups or extra luggage), this apartment combines thoughtful functionality with timeless style.

### A Lifestyle Address

Set within 12 acres of manicured communal grounds, the setting includes sweeping lawns, woodland walks, a cricket green, and even a private gym/pavilion. It's a tranquil, secure environment just over a mile from the charming village of Mayfield and only 7 miles from Royal Tunbridge Wells.

### Effortless Connections

- 5.5 miles to Wadhurst station – direct trains to London in approx. 1 hour
- Underground and surface parking plus visitor spaces
- A secure, peaceful community surrounded by countryside, yet within easy reach of vibrant town life

### Additional Information:

#### Share of Freehold

Lease - 108 years

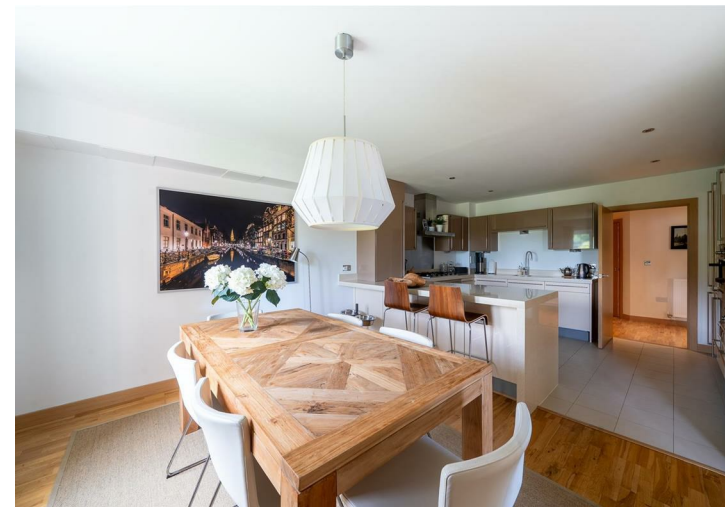
Maintenance Charge - Bi-Annual £1,660.60

Ground Rent - Bi Annual £350.00

### The Perfect Retreat Awaits

After ten years of enjoyment, the current owners have cherished this property as a peaceful sanctuary—a rare find that effortlessly blends luxury living with the timeless appeal of the Sussex countryside.

Viewings available by appointment – come and experience the lifestyle for yourself.





## Floor Plan



## Viewing

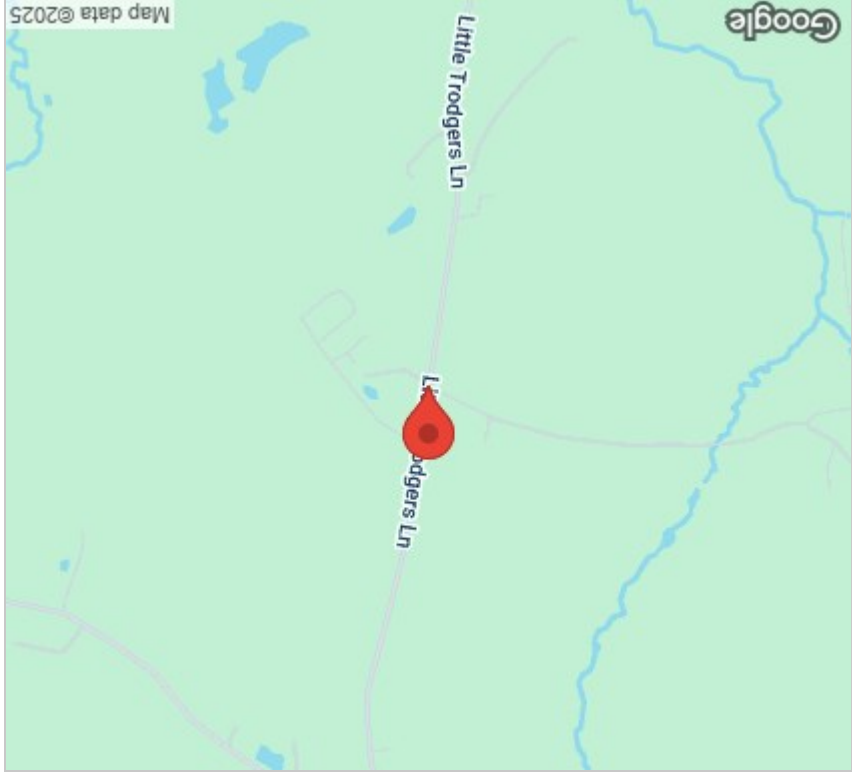
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

# 01892 653333

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Energy Efficiency Rating	
Current	Potential
<b>82</b>	<b>82</b>
Very energy efficient - lower running costs (127 points) <b>A</b>	
Energy efficient - lower running costs (114-121 points) <b>B</b>	
Decent energy efficiency - lower running costs (89-113 points) <b>C</b>	
Fair energy efficiency - higher running costs (69-88 points) <b>D</b>	
Poor energy efficiency - higher running costs (55-68 points) <b>E</b>	
Very poor energy efficiency - higher running costs (35-54 points) <b>F</b>	
Extremely poor energy efficiency - very high running costs (13-34 points) <b>G</b>	
EU Directive 2002/91/EC England & Wales	

## Energy Efficiency Graph



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