



OAKFIELD



Heathfield Road, Mayfield, TN20 6JJ

Asking Price £400,000



**Heathfield Road,
Mayfield, TN20 6JJ**

This beautifully renovated semi-detached cottage, dating back to 1890, combines timeless character with modern comfort. Arranged over three floors, the property has been renovated to a high standard while retaining the warmth and charm of its original features.

The home offers three generous double bedrooms, including a spacious principal bedroom with a newly fitted en-suite, alongside a well-appointed family bathroom. The ground floor provides spacious and versatile living accommodation, featuring a large conservatory overlooking the impressive rear garden, a practical utility room, and a cosy living room centred around a beautiful wood-burning stove.

The current owners have made extensive improvements, including replacing all windows, a complete electrical rewire, the installation of a modern electric condensing boiler, and fully owned solar panels, providing improved energy efficiency with no lease or ongoing payments. With no gas supply, the property is ideal for those seeking a more energy-conscious lifestyle.

Outside, the beautifully maintained garden offers ample space for entertaining, gardening or relaxing. A superb air-conditioned summer house provides flexible additional accommodation, ideal as a home office, gym, studio or retreat, while a private driveway offers off-road parking for one vehicle.

One of the property's standout features is its idyllic setting, with lovely rear views across mature trees and woodland, creating a peaceful backdrop throughout the seasons. Situated between the sought-after villages of Cross in Hand and Five Ashes, the cottage enjoys a picturesque countryside location with beautiful rural walks on the doorstep, including an easy walk into Five Ashes, while remaining conveniently close to local amenities, schools and transport links.





Lounge

11'4" x 10'11" (3.45m x 3.33m)

Kitchen

15'5" x 10'10" (4.70m x 3.30m)

Utility Room

6'11" x 5'6" (2.11m x 1.68m)

Bedroom One

11'3" x 11'1" (3.43m x 3.38m)

Bedroom Two

11'9" x 10'7" (3.58m x 3.23m)

Bedroom Three

8'7" x 8'5" (2.64m x 2.57m)

Dressing Room

8'10" x 7'0" (2.69m x 2.13m)

Bathroom

Ensuite

7'6" x 4'6" (2.29m x 1.37m)

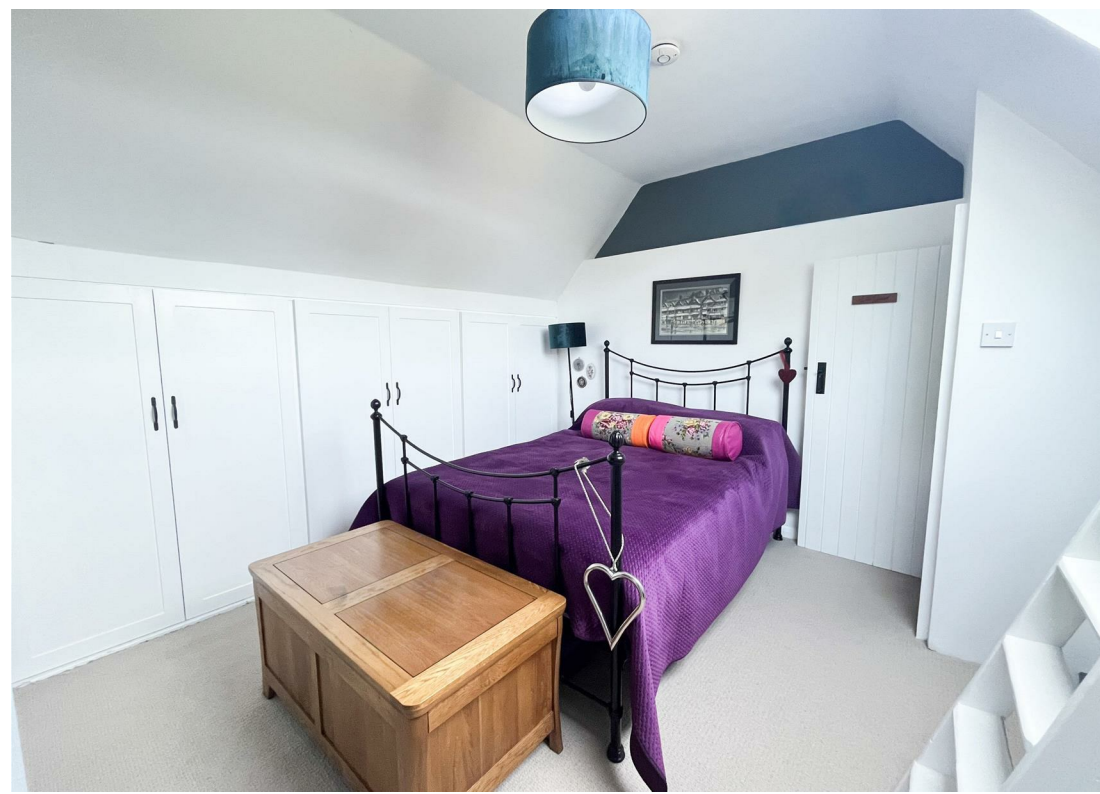
Conservatory

15'11" x 10'2" (4.85m x 3.10m)

Studio

19'6" x 9'7" (5.94m x 2.92m)

Council Tax Band C - £2,425.27 Per Annum



Floor Plan

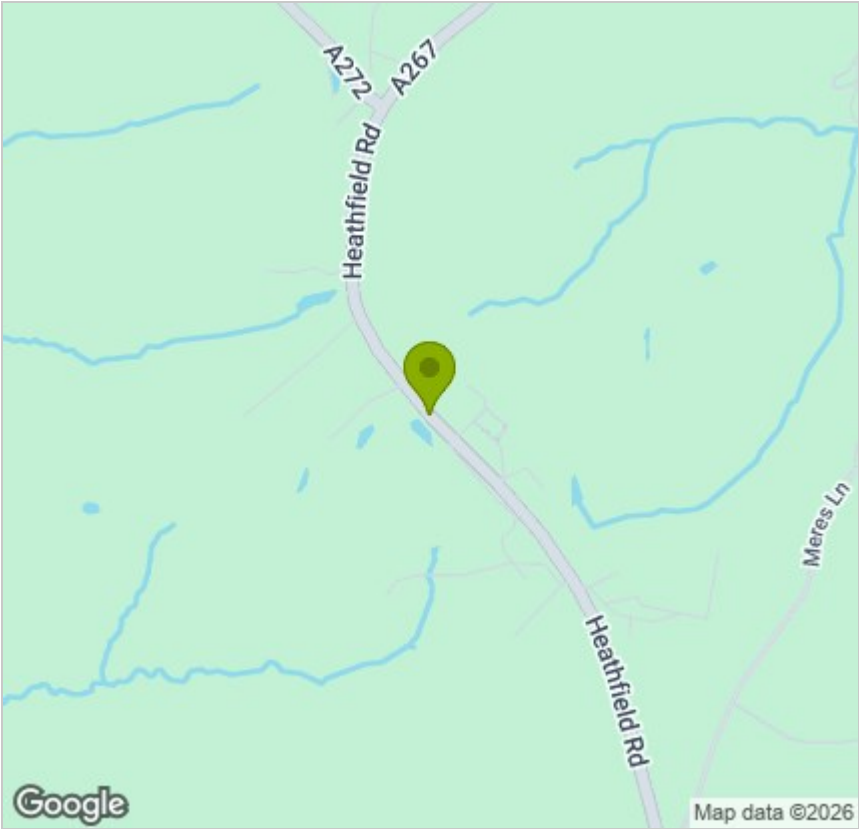


Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

