



OAKFIELD



Rothermead, Mayfield, TN20 6EG

Price Guide £375,000



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Guide Price - £375,000-£400,000

This beautifully presented home is discreetly tucked away in the picturesque village of Mayfield, offering a peaceful lifestyle that perfectly balances rural charm with excellent accessibility. Renowned for its friendly community, independent shops, cafés, and highly regarded primary and secondary schools, Mayfield is an especially desirable village location. Convenient transport links provide easy access to neighbouring towns and commuter routes, making this an ideal countryside retreat with modern-day convenience.

Surrounded by rolling countryside and far-reaching views, the property has been thoughtfully designed and meticulously maintained throughout. A rear extension has created a generous, light-filled dining room, enhanced by an impressive sky lantern and French doors with side panels incorporating opening windows. When fully opened, the doors seamlessly connect the indoors with the garden, creating a wonderful space for family meals and entertaining.

The cosy lounge features a characterful log burner and is complemented by attractive wooden flooring that flows throughout the ground floor. The newly fitted modern kitchen provides a stylish and practical heart of the home, complete with integrated appliances including a dishwasher, fridge, and washing machine, along with a boiler tap for added convenience. A useful ground-floor cloakroom completes the accommodation.

Upstairs, the layout has been cleverly reconfigured to provide two well-proportioned double bedrooms and a newly fitted family bathroom, which benefits from underfloor heating for added comfort.

Outside, the south-facing rear garden is a real highlight, enjoying sunshine throughout the day and offering a peaceful setting to relax or dine. The garden features apple and pear trees, a small vegetable garden to the rear, a shed, and a beautiful decked area ideal for outdoor living. Rear access is available via a walkway between neighbouring houses, leading to a





Living Room

13'11" x 11'2" (4.24m x 3.40m)

Dining Room

15'6" x 11'2" (4.72m x 3.40m)

Kitchen

13'11" x 7'6" (4.24m x 2.29m)

WC

Bedroom One

14'6" x 9'5" (4.42m x 2.87m)

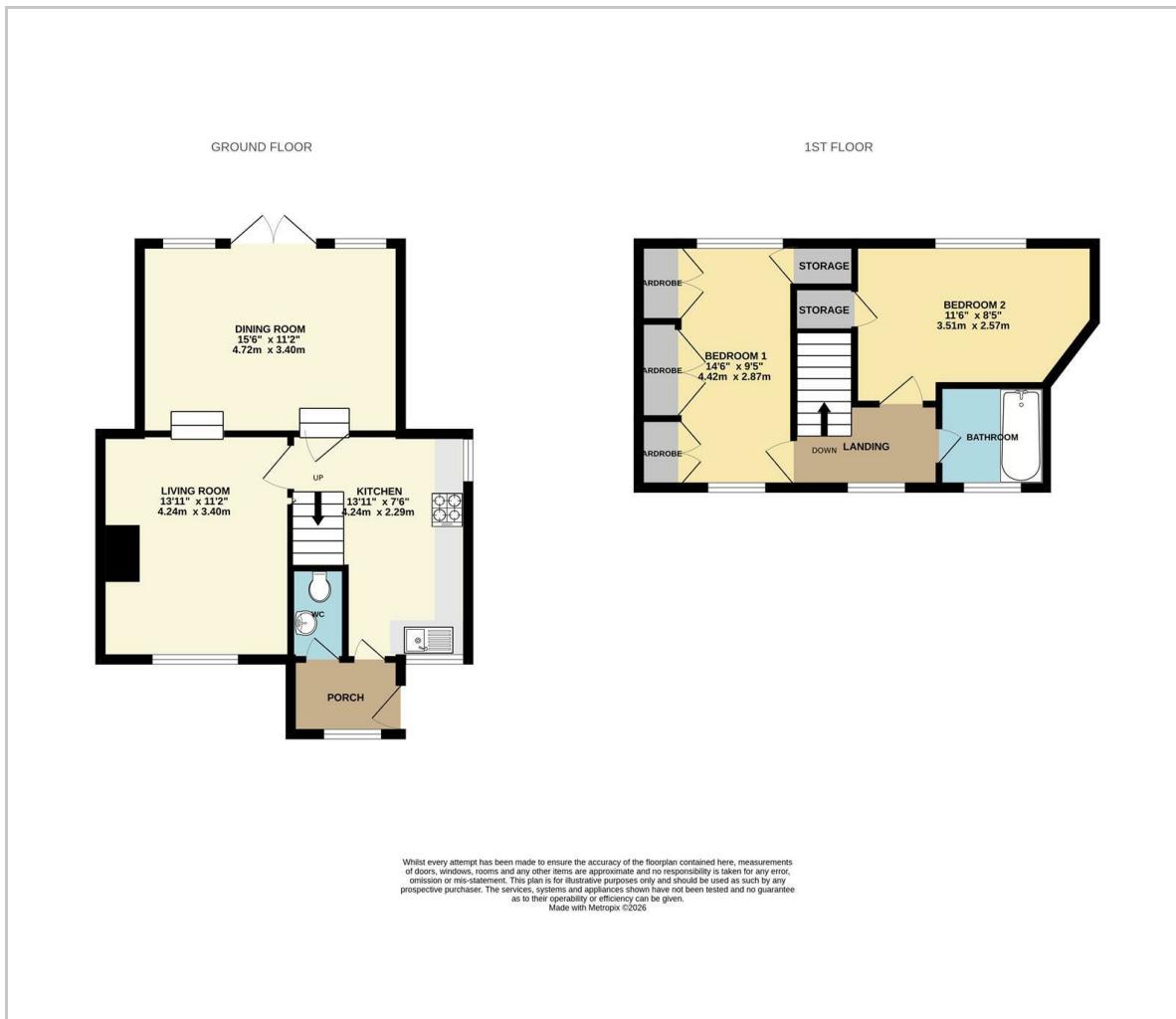
Bedroom Two

11'6" x 8'5" (3.51m x 2.57m)

Bathroom

Council Tax Band B - £2029 Per Annum

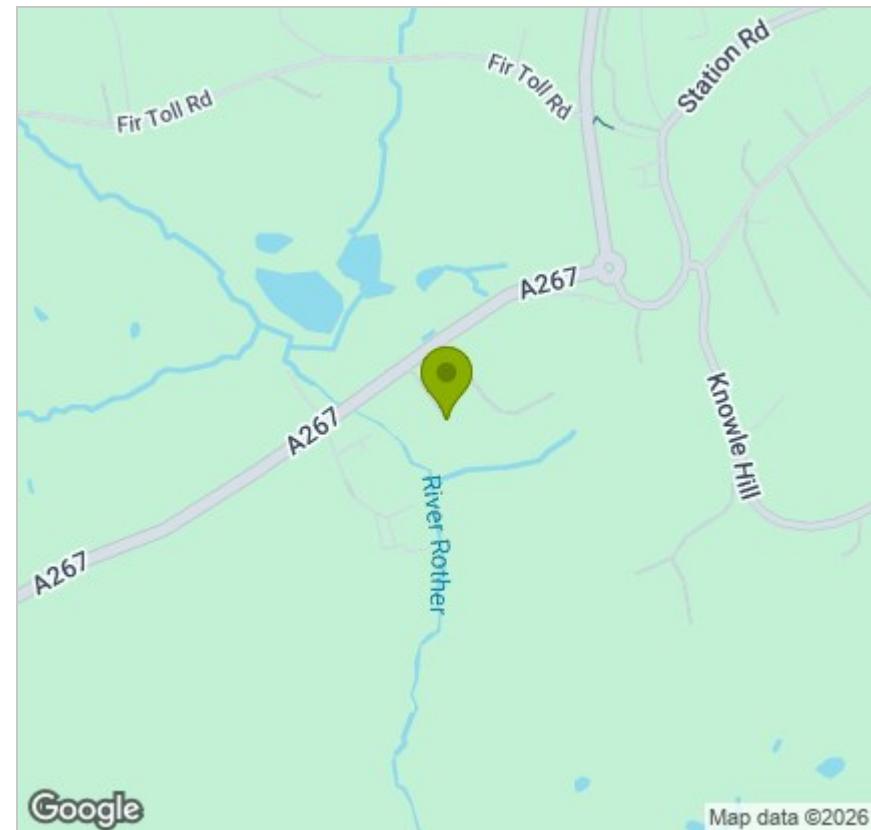
Floor Plan



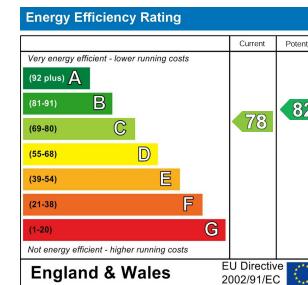
Viewing

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

Area Map



Energy Efficiency Graph



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