OAKFIELD

Rothermead, Mayfield TN20 6EG

Price Guide £550,000

3 2 1 D

Rothermead, Mayfield
TN20 6EG

Guide Price - £550,000-£575,000

This beautifully presented home is tucked away in the picturesque village of Mayfield, Peacefully positioned, this charming home perfectly blends the appeal of rural living with excellent accessibility. The village is well-known for its friendly community, independent shops, cafés, and highly regarded primary and secondary schools. Transport links nearby provide easy access to neighbouring towns and commuter routes, making this property an ideal countryside retreat with the benefits of modern convenience and connectivity.

Surrounded by rolling countryside and far-reaching views. Thoughtfully designed and exceptionally well-maintained throughout, the property offers spacious and versatile accommodation ideal for families or couples seeking a more peaceful pace of life in a charming rural setting.

At the heart of the home lies the impressive open-plan kitchen and dining room, providing a superb space for entertaining and everyday family living. The room combines modern fittings with character features, creating a warm and inviting atmosphere. French doors open directly onto a raised decked terrace, perfect for al fresco dining and enjoying the stunning countryside backdrop. The property benefits from large windows throughout, flooding the interior with natural light and showcasing the beautiful rural surroundings. The lounge is a particularly welcoming room, featuring patio doors that lead onto the decked area and a working open fireplace, forming a cosy focal point during the colder months.

A useful utility room, complete with shower unit and WC, completes the ground floor accommodation, offering additional practicality and flexibility.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a large single, each with delightful views over the surrounding countryside. The family bathroom is elegantly appointed and features a luxurious freestanding roll-top bath, perfect for unwinding at the end of the day.

The rear garden is a standout feature of the property, offering breathtaking countryside views from every angle. It includes a raised decked terrace, ideal for outdoor dining or entertaining, along with a lawned area bordered by mature shrubs and trees, providing year-round colour and privacy.

To the front, there is off-road parking, ensuring convenience and easy access.

Kitchen / Diner

33'0 x 11'0 (10.06m x 3.35m)

Living Room

14'7 x 12'0 (4.45m x 3.66m)

Bedroom 1

12'7 x 12'3 (3.84m x 3.73m)

Bedroom 2

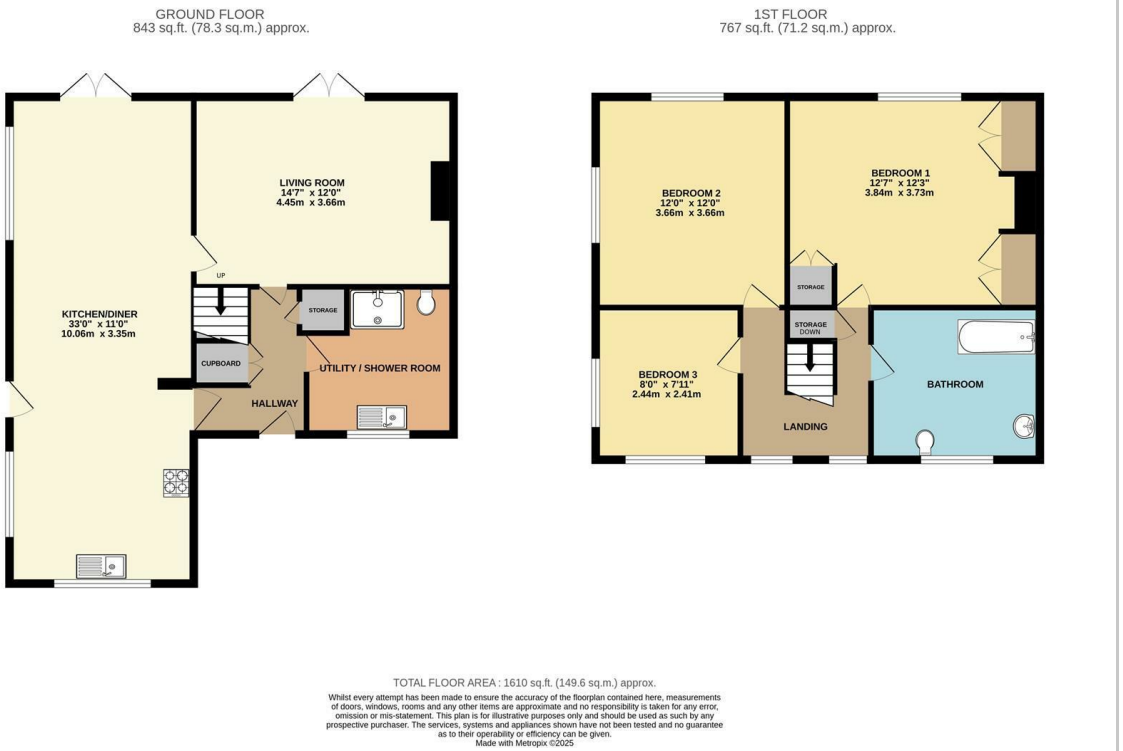
12'0 x 12'0 (3.66m x 3.66m)

Bedroom 3

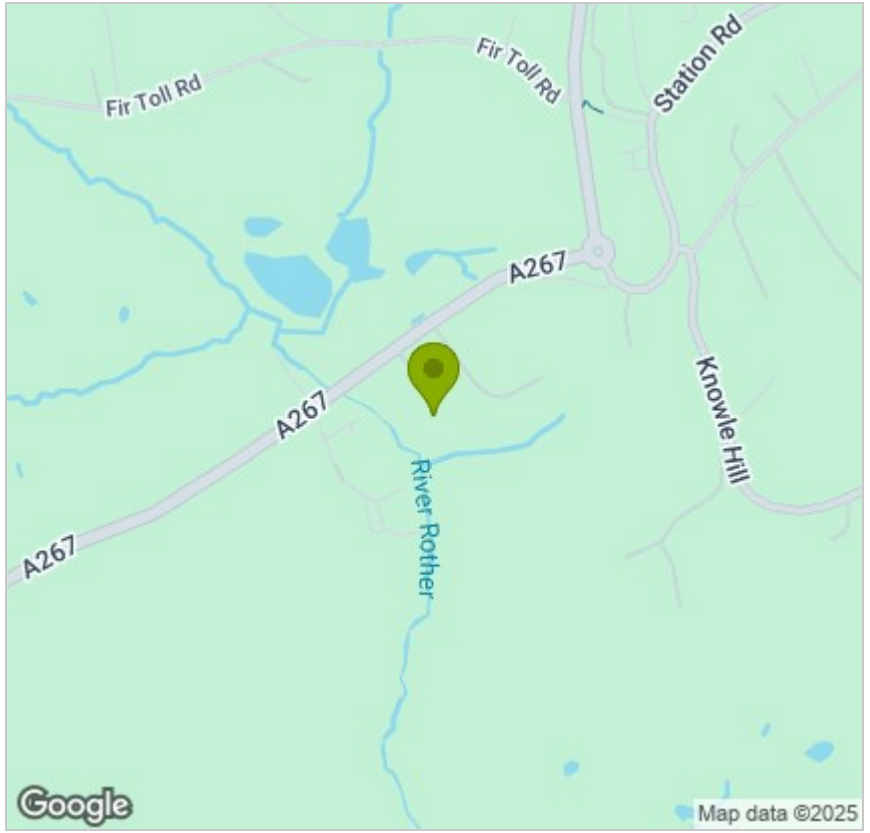
8'0 x 7'11 (2.44m x 2.41m)

Council tax band - D- £2608

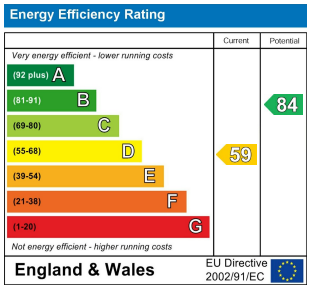
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

70 High Street, Heathfield, East Sussex, TN218JD
heathfield@oakfieldproperty.co.uk
01435 864233
www.oakfieldproperty.co.uk