



YEW TREE VILLA

Yew Tree Villa
East Street, Mayfield, East Sussex

A very pretty and well-presented 3 bedroom semi-detached Edwardian house, situated in an elevated position in the heart of the much sought after village of Mayfield and within easy walking distance of the picturesque High Street.

Guide price £600,000 Freehold

Situation:

Yew Tree Villa is situated in an elevated position in the heart of the picturesque village of Mayfield. The High Street is just ¼ mile distant and offers an excellent range of local amenities including a general store, post office, butcher, baker, pharmacy, florist, greengrocers and deli, as well as a doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a tennis club, a primary school and the well-regarded independent school for girls, Mayfield School.

The regional centre of Tunbridge Wells is approximately 10 miles distant to the north and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst and Crowborough (both being about 5 miles distant), which provide regular services to London stations. The A21 is also within easy reach and provides a direct link to the M25 and coastal routes.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways nearby offering excellent walking and riding.

Description:

Yew Tree Villa is a semi-detached period house set above East Street with most attractive brick and tile-hung external elevations beneath a tiled roof. The property has been well maintained and is well presented throughout, benefiting from period features, lots of natural light and a lovely outlook to the front over surrounding countryside.

Arranged over three floors, the accommodation includes a spacious entrance hall leading to a cloakroom with a utility area, a side door leading out to the garden and a further door opening into an open plan kitchen/dining room, which enjoys a lovely outlook over the rear garden. A door from the dining room leads to a good-sized sitting room with a study area, which has a fireplace fitted with a wood burner and a box bay with double glazed windows to the front. On the first floor there are two double bedrooms and a family bathroom. The second bedroom has built in wardrobe cupboards and overlooks the rear garden; the main bedroom has far reaching views to the front over surrounding countryside, a well fitted dressing room and an ensuite shower room. On the second floor there is a further double bedroom with built in storage.

Outside, the property has off road parking with a covered area and a wrought iron gate leads up to a terrace with gated access to the side and rear garden, which is planted with a variety of mature shrubs and has well-established flower borders. The garden is laid to lawn at the side and rear and there is also a workshop/home office with electricity and a garden store. The garden is fully fenced.

Services: Mains water and electricity. Gas central heating.

Local Authority: Wealden District Council (01323) 443322

Current council tax band: D (2024/2025 - £2,476.73)

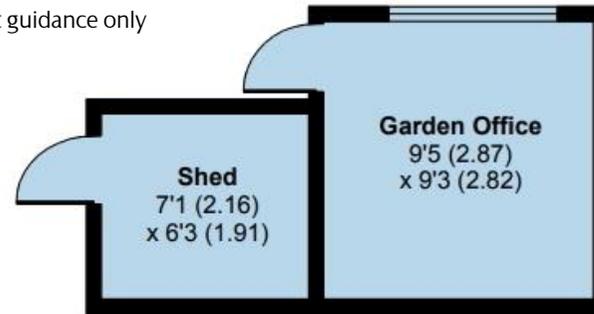
Current energy efficiency rating: E

Property address: Yew Tree Villa, East Street, Mayfield, East Sussex TN20 6TU

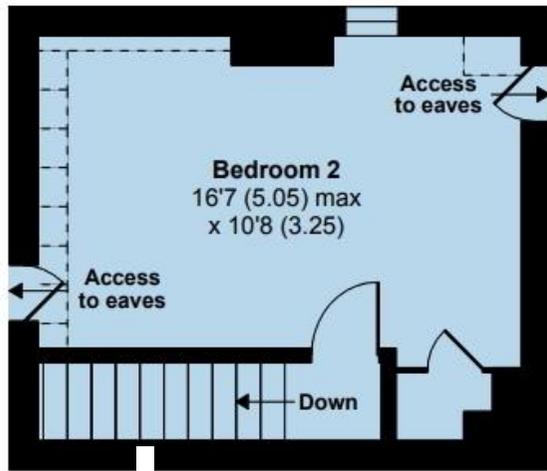


Approximate internal floor area: 1,453sq.ft/135sq.m

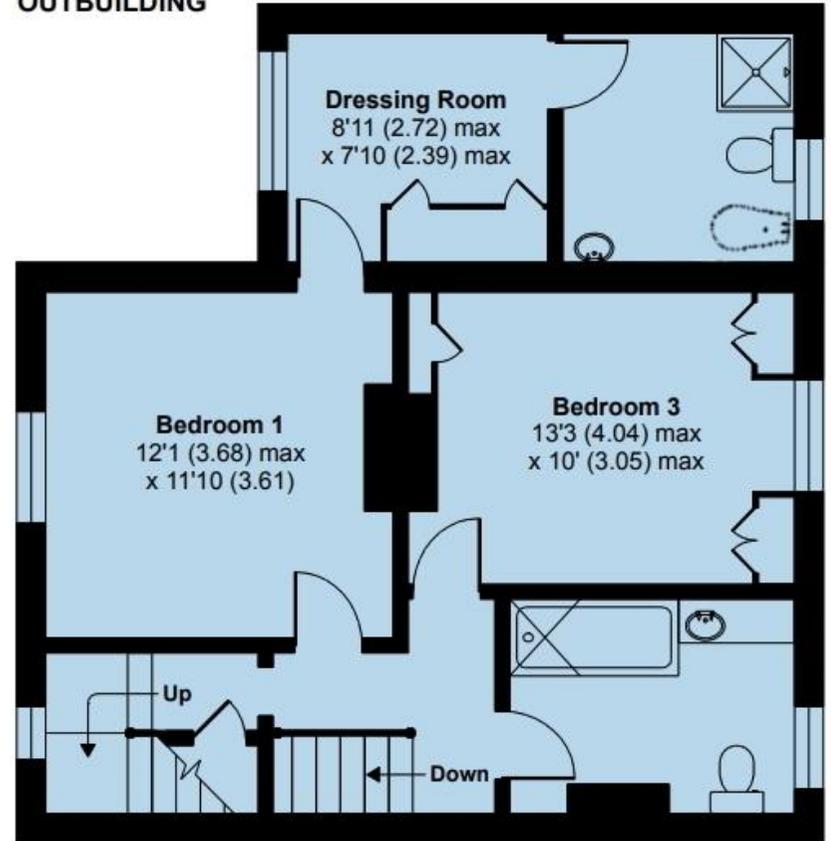
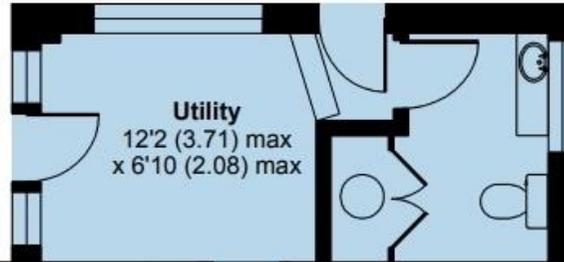
This plan is not drawn to scale and is for layout guidance only



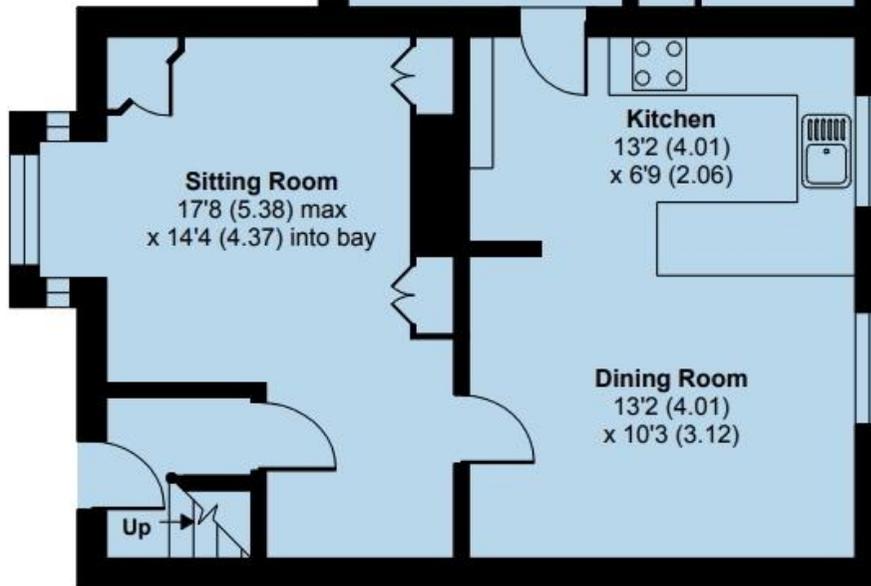
OUTBUILDING



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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