



## Longmead

Tunbridge Wells Road Mayfield East Sussex TN20 6NU

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**Lambert  
& Foster**

## Longmead

A unique opportunity to acquire a most charming light and spacious 3-bedroom detached 1920's house within close walking distance of Mayfield village and set within an acre of garden bordering woodland.

- Three Bedrooms
- Three reception rooms and separate studio
- Character period features
- Potential to extend subject to planning permission
- Detached double garage with self-contained office
- Set back from the road in a woodland setting







Longmead is a unique house in terms of both its style and location offering spacious and light accommodation throughout over two floors with potential to extend subject to planning and would benefit from some updating. The house is set back from a small private road and sits within an acre of beautifully landscaped gardens and woodland.

The front door leads into a welcoming cottage style hallway. Leading off is the kitchen with utility room and a downstairs cloakroom. There is a separate dining room with a small snug/sitting room off to one side and french doors to the garden. On the other side of the hallway is a spacious and light sitting room with feature open fireplace, a small snug leads off with french doors out to the rear paved terrace. There is a studio/craft room attached to the house with access directly from the garden. The house offers enormous potential for reconfiguration of the existing rooms on the ground floor whilst retaining the wonderful charm and the period features.

To the first floor are three bedrooms and a family bathroom with separate toilet. One of the bedrooms benefits from its own separate shower. The principal bedrooms enjoy double aspect windows overlooking the gardens to both the front and the rear of the house.

**SERVICES:**

Mains water and electricity. Private drainage.

Oil central heating (Not checked or tested)

EPC: F Council Tax Band: G [www.wealden.gov.uk](http://www.wealden.gov.uk)







## OUTSIDE

The house is approached down a long driveway from the small private road and sits in a quiet private location backing onto woodland. There is a separate detached double garage which also benefits from a self-contained annexe above with its own electricity and water.

There are formal gardens surrounding the house which are laid to lawn with mature shrubs and a greenhouse to one side with open woodland to the rear forming part of the garden. The gardens are approximately an acre in total. The rear of the house enjoys a paved terrace that overlooks the most charming and well maintained gardens.

## LOCATION:

Situated within close walking distance of the historic village of Mayfield offering good local amenities and the famous Middle House Public House. There is an excellent selection of local schools including Mayfield Church of England Primary School and Mayfield School for Girls. Wadhurst railway station is approximately 10 minutes drive with regular services into London.

Gatwick Airport is about 40 miles distant and Tunbridge Wells about 7 miles distant.

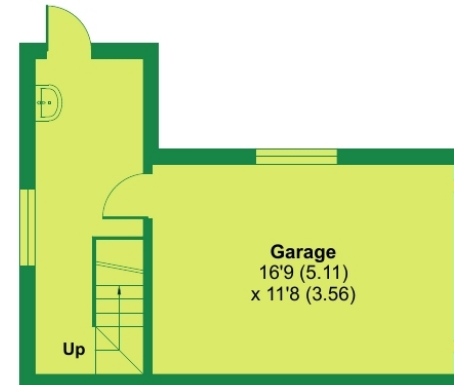
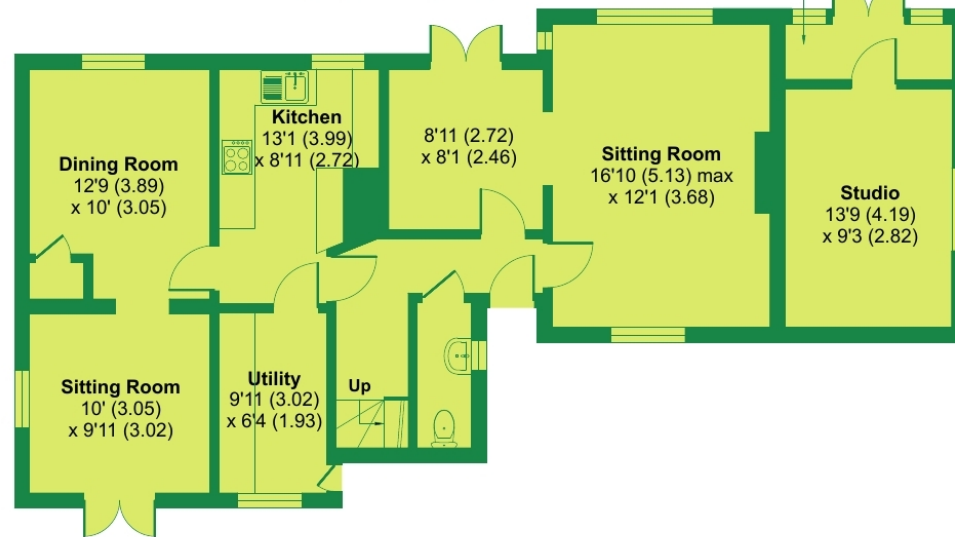
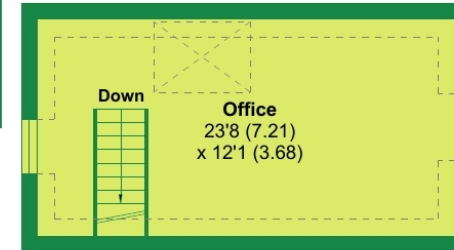
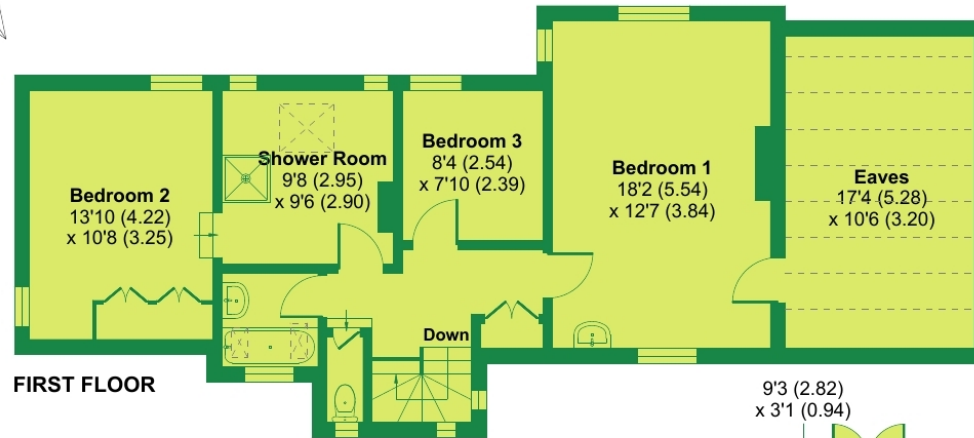
# Long Mead, Tunbridge Wells Road, Mayfield, TN20



Approximate Area = 1483 sq ft / 137.8 sq m  
 Limited Use Area(s) = 257 sq ft / 23.9 sq m  
 Garage = 527 sq ft / 48.9 sq m  
 Outbuilding = 156 sq ft / 14.5 sq m  
 Total = 2423 sq ft / 225.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1026943

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