



3 TRULLS HATCH

ARGOS HILL • ROTHERFIELD • CROWBOROUGH • TN6 3QL



3 TRULLS HATCH

AN EXCEPTIONAL GROUND FLOOR LUXURY APARTMENT IN THIS IMPRESSIVE MANSION OFFERING ELEGANT AND SPACIOUS COUNTRY LIVING WITH EXTENSIVE COMMUNAL GROUNDS

- communal reception hall
 - inner lobby with access to communal cellar space
 - hallway
 - drawing room
 - kitchen/breakfast room
 - garden room
 - master bedroom suite
 - 2 further bedrooms (one en suite)
 - family bathroom
 - covered veranda with seating area
 - shared use of cellar
 - formal communal grounds
 - garage en block
 - 2 parking spaces (one allocated)
- EPC = D

DESCRIPTION

One of three apartments in this Arts and Crafts mansion enclosed within a gated estate of period properties lying between the pretty villages of Mayfield and Rotherfield, about seven miles to the south of Tunbridge Wells.

The property would suit those looking to aspire to the country house life-style, or as a secure 'lock and leave' opportunity and has been meticulously and stylishly refurbished by the current owner. The contemporary fixtures and fittings have been chosen to enhance the wonderful period features which are evident throughout, including high ceilings with intricate ornate plasterwork, decorative corning and architraves, fireplaces and striking leaded light windows.

Of particular note is the magnificent principal reception room with picture windows and an adjoining garden room and the spacious master bedroom suite which opens out to a huge covered veranda where the wonderful outlook over sweeping lawns and woodland can be enjoyed.

The stylish kitchen/breakfast room features a large island unit and range of traditional-style fitted units with glazed display cupboards and a range-style cooker. Two further good-sized bedrooms and two bath/shower rooms complete the accommodation.



The apartment is accessed through an impressive communal entrance hall, with an inner hall way providing access to the shared cellar storage space below.

Outside

The communal grounds are spectacular, with landscaped gardens, wooded walk-ways and the site of a former grass tennis court providing a level area for outdoor entertaining and children.

Number 3 has a garage within a separate block at the end of the driveway and a further allocated parking space. In common with other residents there is also informal use of an additional parking space available.

SITUATION

3 Trulls Hatch is conveniently located between the villages of Mayfield (about 2.5 miles) and Rotherfield (about 2.3 miles), both with a good choice of local amenities, whilst Tunbridge Wells (about 6.8 miles) offers a more extensive facilities and Crowborough (5.7 miles) offers a choice of supermarkets.

State and private schools: Mayfield has a well regarded primary school and Mayfield School for girls at secondary level. Preparatory schools in the area include Skippers Hill (Five Ashes) and Bricklehurst Manor (Stonegate). Local community colleges in Wadhurst, Crowborough and Heathfield. A choice of independent secondary schools are available in Tonbridge, Sevenoaks and Eastbourne.

Mainline rail: Commuter services to London from Crowborough (at Jarvis Brook about 3.9 miles), Wadhurst (about 6.2 miles) and Tunbridge Wells (about 6.8 miles).

Directions

From Tunbridge Wells head south on the A267 through Frant. On reaching Mark Cross continue past the right hand turn signposted Rotherfield (B2100) for a further 1.1 miles and the gates to Trulls Hatch will be seen on the left hand side, immediately opposite the right turn into Yew Tree Lane. Enter through the gates, continue down the drive and under the bridge to the parking area. The entrance to number 3 will be found on the right-hand side.

Services: Mains gas-fired central heating. Mains water and electricity. Private drainage. The grounds are managed by the Trulls Hatch Residents' Association, please refer to the office for further information on the service charges.

Tenure: Leasehold 999 years from 1 January 1978, with a Share of Freehold.

Outgoings: Wealden District Council 01323 443322. Tax band F.

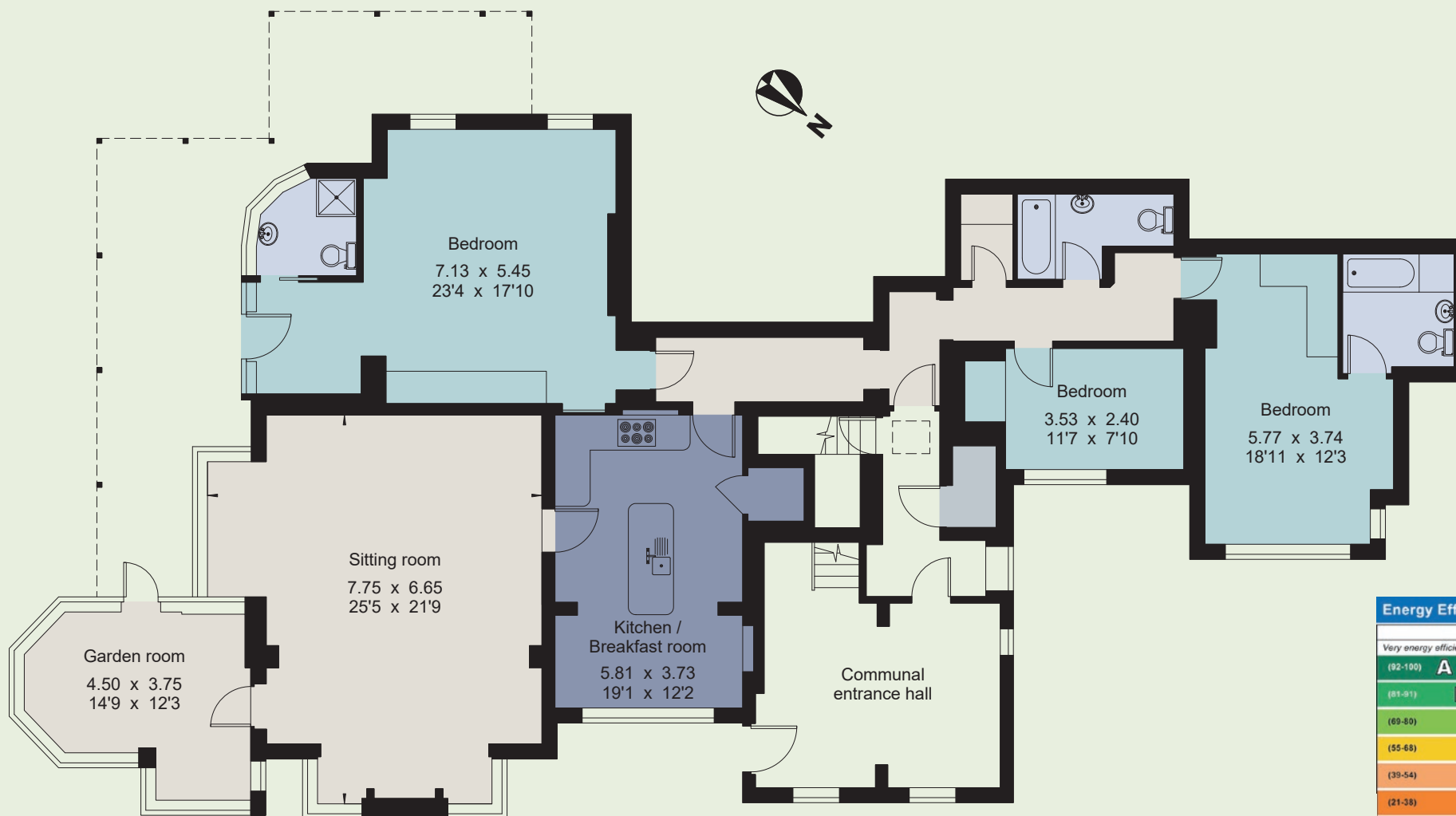
Viewing:

Strictly by appointment with Savills.



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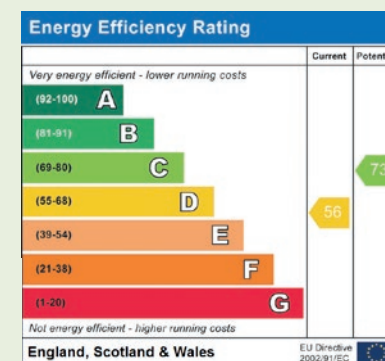
Gross internal area (approx) 180.7 sq m/ 1945 sq ft



Ground floor

For identification only - Not to scale

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Photographs Taken June 2018

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