



An architect-designed mid-century family home

Gambons, Mayfield Road, Frant, East Sussex, TN3

Freehold



Architect-designed, built in 1960, offering great potential

- on the outskirts of Frant • attractive mature gardens
- countryside views • 3 reception rooms • 4 bedrooms
- balcony/terrace • undercroft storage space • garage and car port • plot of 0.6 acres EPC rating: G

Local Information

This intriguing mid-century home is located in a cluster of houses on the southern outskirts of the popular and attractive village of Frant. Mayfield Road provides direct access into Tunbridge Wells (within 5 miles) which offers a mainline railway station and an extensive range of shopping, recreation and entertainment amenities. Additional stations further down the London line are Frant (at Bells Yew Green, about 3.6 miles) and Wadhurst (about 4.2 miles). As an alternative to the 'larger town' facilities to be found in Tunbridge Wells, Wadhurst is a bustling country village offering a range of local amenities.

Frant village is much sought after, with its characterful historic buildings, many of which are listed, and an attractive village green with cricket pitch. This accessible village offers a primary school, a church and two pubs, as well as a local store, a small cafe and a hairdresser. The thriving community also benefits from a film club that operates seasonally at the village hall.

The local area offers good options for well-regarded schools with preparatory schools in Tunbridge Wells, Langton Green, Wadhurst and Five Ashes. Private schools are located at Tonbridge, Sevenoaks, Mayfield, Brighton, Hailsham and Eastbourne. In addition there are Uplands Community College in Wadhurst and the Grammar Schools in Tunbridge Wells.

About this property

This Bauhaus-inspired property was designed and built in 1960 by David Addey, RIBA, an architect and recognised watercolourist. It became his much-loved family home for the next six decades.

Gambons is a detached property that offers a spacious and interesting layout with exciting possibilities for updating and enhancement. The current configuration provides family accommodation, space suitable for working from home and valuable storage areas on the lower floor. There is also a garage, with attached carport, and a sizeable outbuilding that has been used as a workshop.

Centrally positioned on its generous 0.6 acre plot, the delightful mature gardens are a real asset and the house enjoys views across countryside to the south.

The house itself extends to over 2,300 sq ft (excluding the undercroft storage space) and may offer scope for expansion, subject to planning permission.

Tenure

Freehold

Local Authority

Wealden District Council

Energy Performance

The full EPC is available upon Request

Viewing

Strictly by appointment with Savills





Gross internal area (approx) excluding restricted height
store rooms 216.4 m₂/ 2,330 ft₂
Outbuildings 34.7 m₂/ 374 ft₂
Total 251.1 m₂/ 2,702 ft₂

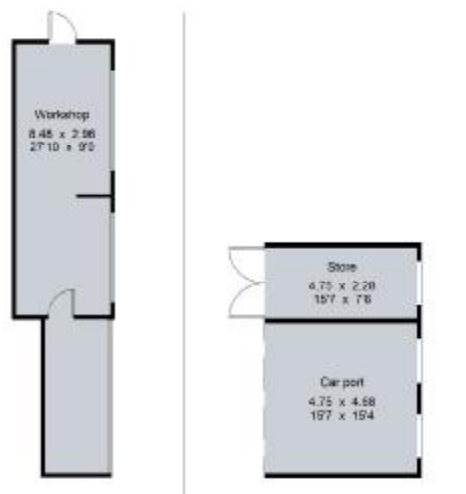
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Gambons, Mayfield Road, Frant
Gross internal area (approx) 258.8 sq m/ 2786 sq ft
Outbuilding 34.7 sq m/ 374 sq ft
Garage 33.5 sq m/ 361 sq ft
Total 327.0 sq m/ 3,520 sq ft



Lower Ground floor

For identification only - Not to scale
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Energy Efficiency Rating

City energy efficient - lower ratings only

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

City energy efficient - higher ratings only

England, Scotland & Wales

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