



An immaculately presented apartment, with roof terrace

41 Mayfield Grange, Little Trodgers Lane, Mayfield, TN20 6BF

Leasehold 110 years remaining

savills

Top floor apartment • two bedrooms • two bathrooms
• reception room • kitchen • private roof terrace with
views • allocated parking for two cars • extensive
communal grounds • residents' gym

About 41 Mayfield Grange

Mayfield Grange is a small gated community of modern luxury houses and apartments providing secure and convenient country living on the rural outskirts of the historic village of Mayfield. The properties are set within the superb grounds of the Grade II listed former Mayfield College, which extend to about 20 acres in all.

Number 41 is a light and spacious apartment, beautifully presented throughout with stylish contemporary fixtures and fittings. The apartment features two double bedrooms and two well-appointed bathrooms and benefits from very good storage throughout, with generous cupboards and fitted wardrobes.

The stylish, well-appointed kitchen, with sleek, modern base units provides good storage and preparation space with a range of integrated appliances. The large and impressive reception room opens onto the generous roof terrace which is a wonderful space for entertaining and enjoying the wonderful far reaching views of the formal gardens, Great Hall and surrounding countryside.

Notably the apartment offers two parking spaces, one within the undercroft and one outside space. The parking and undercroft is accessed via lift or stairwell access. Further visitors' parking is also available.

The extensive and impressive communal grounds include formal gardens, woodland, a former cricket pitch and access to the residents' gym. From the grounds one can enjoy the local network of footpaths and country walks.

Local Information

Mayfield Grange is located about 1.4 miles from the historic village of Mayfield, with convenience store, Post Office, chemist, wine store, interiors shop, florist, dentist, doctors' surgery, hairdresser, delicatessen, bakery, butcher, pubs, cafés and boutiques. Tunbridge Wells (within 8 miles) offers high street and out of town retail facilities, whilst the smaller towns of Crowborough (5.2 miles) and Heathfield (6.5 miles) have a choice of supermarkets and independent stores.

State and private schools: Mayfield has its own well-regarded primary school as well as the independent Mayfield School for girls at secondary level. Preparatory schools in the area include Skippers Hill in Five Ashes, Bricklehurst Manor in Stonegate and Vinehall in Robertsbridge. Wadhurst, Crowborough and Heathfield have community colleges. There are independent secondary schools in Tonbridge, Sevenoaks and Eastbourne and grammar schools in Tunbridge Wells and Tonbridge.





Mainline rail: Wadhurst (5.6 miles) and Tunbridge Wells (8 miles), services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Crowborough (Jarvis Brook), (5.2 miles), services to London Bridge.

Viewing
Strictly by appointment with Savills.

Postcode - TN20 6BF

From Tunbridge Wells head South on the A267 through Frant and then Mark Cross, then take the first left-hand turning, signposted 'Lake Street'. Fork right onto Little Trodgers Lane. Mayfield Grange will be found after a short distance on the left-hand side. Having passed through the gates, bear right and number 41 is the closest block of the modern apartments, to the right of The Great Hall.

Tenure

Leasehold 110 years remaining

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.



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Approximate Area 105.7 sq m / 1138 sq ft

Including Limited Use Area (8.7 sq m / 94 sq ft)



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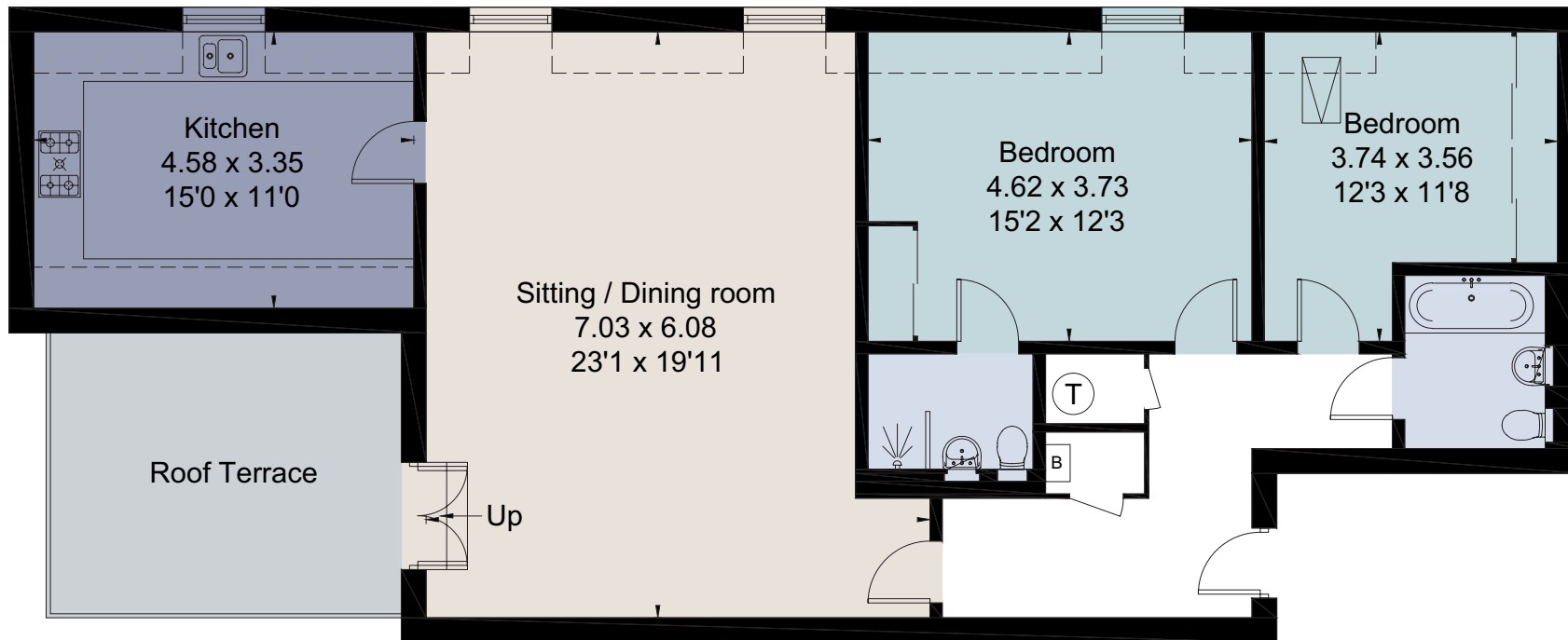
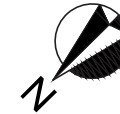
Natasha Selbie

Savills Tunbridge Wells

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= Reduced head height below 1.5m



Top Floor

For identification only. Not to scale. © 220225NS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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