

MULBERRY

MAYFIELD  EAST SUSSEX







# MULBERRY

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STATION ROAD, MAYFIELD, EAST SUSSEX TN20 6BW

**A substantial late Victorian village house  
with a separate cottage, fine gardens and distant views**

## MULBERRY

Lobby • reception hall and stairs • boot room • drawing room • dining room • conservatory  
• cloakroom • pantry • utility room • kitchen/breakfast room • cellar

First floor landing • principal bedroom with dressing room and en-suite bathroom  
• two further bedroom suites, both with shower rooms and one linking to bedroom four • family bathroom

Top floor landing • studio room overlooking the rear • bedroom five with en-suite shower room

Store room with plant room • 'In and out' front driveway with parking and double garage  
• beautiful landscaped rear garden • about 0.35 acres • EPC = D

## MULBERRY COTTAGE

Sitting room • kitchen • shower room • two bedrooms • bathroom  
• private courtyard garden • about 0.18 acres • EPC = D

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## DESCRIPTION

Mulberry is a very impressive late Victorian house, restored over the last eleven years to provide up-to-date and well-presented family accommodation. This combines with the benefit of an additional detached two bedroom cottage, with its own separate title and ideal for parents, nanny or staff, to provide investment income, or even to sell off at some point.

In the main house, the sense of space and scale can be felt straight away and it feels very comfortable. The front door opens into a fine reception hall with stairs, a wood burning stove and library shelving and there are a number of special rooms to admire walking on around the house. These include the formal drawing room and dining room, with their grand proportions and fireplaces, but also the large conservatory, accessed off the drawing room. Finally, the amazing top floor studio room, which is so unlike expected attic space, benefits from space and good light, overlooking the garden below and enjoying stunning distant views. Lots of period features have been retained and the bespoke kitchen is imaginatively designed and well-equipped. Most of the bedrooms have bathrooms or shower rooms, individually thought through and nicely finished.

Outside, the rear garden is a further delight, being part-walled on one side and laid out in defined areas and landscaped with terracing and lawn, a wild flower meadow and a formal planted garden, with the vegetable garden and working areas beyond this screened-off by trellising. Mature trees, plants and rhododendrons mark the borders, with interspersed feature trees, including a Ginkgo biloba and magnolia, adding nicely to the overall picture. Even the small cottage courtyard garden is a delight too, with its mature, large fig tree forming the key focus.

















MULBERRY, MAYFEILD

Gross internal area (approx) 407.3 sq m / 4384 sq ft

Cellar 25.3 sq m / 272 sq ft

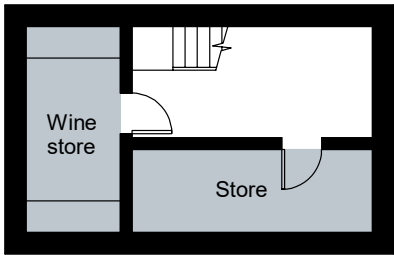
The Cottage 86.5 sq m / 931 sq ft

Garage 27.6 sq m / 297 sq ft

Total 546.7 sq m / 5884 sq ft

For identification only - Not to scale

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Lower ground floor

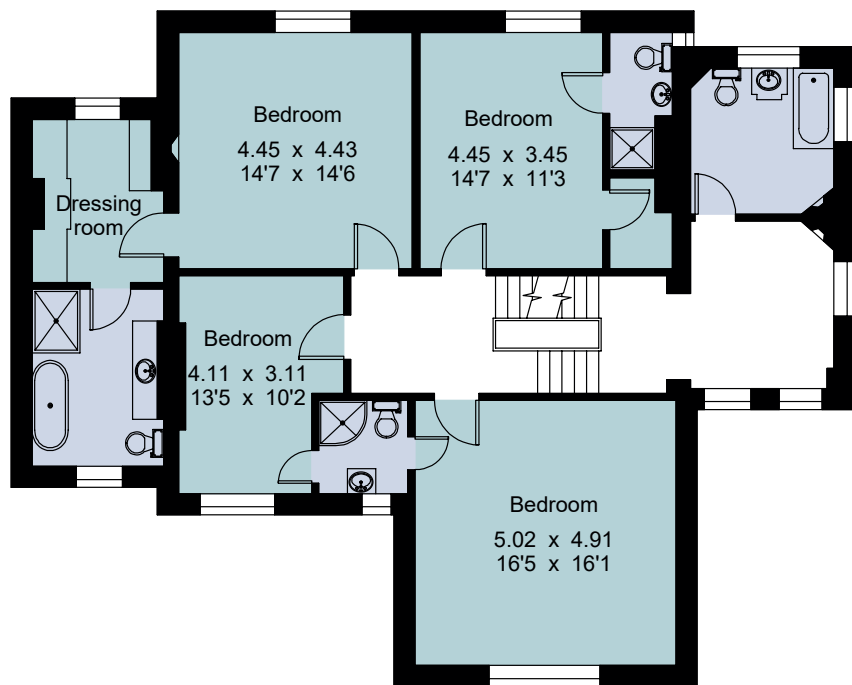


Ground floor

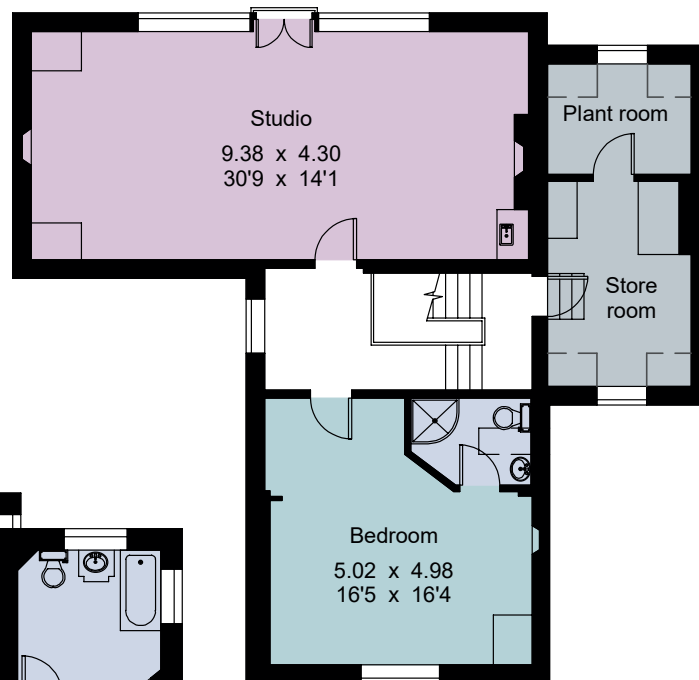
MULBERRY

Score	Energy Rating	Current	Potential
92 +	A		
81 - 91	B		
69 - 80	C		79   C
55 - 68	D	65   D	
39 - 54	E		
21 - 38	F		
1 - 20	G		





First floor

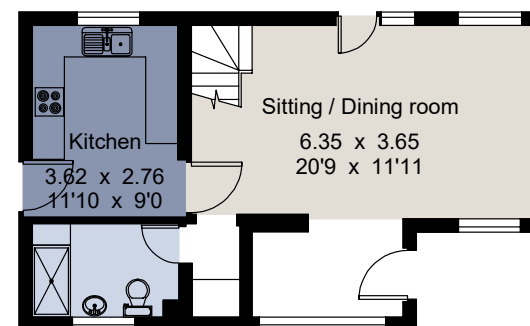


Second floor

----- reduced headroom  
below 1.5m / 5'0"



First floor



Ground floor

## MULBERRY COTTAGE

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



## SITUATION

Mayfield is a beautiful and popular East Sussex hilltop village, steeped in history and in an Area of Outstanding Natural Beauty. Mulberry is positioned just down the hill a bit from the shops, about a third of a mile from the village centre, opposite the Tennis Club.

The well-known Middle House, a Tudor beamed inn lies right in the heart of the village which also offers a wide choice of local shops and services providing for everyday needs.

Tunbridge Wells is the nearest main town, lying about 9.5 miles to the north, whilst Eastbourne on the south coast is about 21.5 miles and London about 48 miles.

**State and private schools:** Mayfield Primary School and Mayfield School for Girls in the village. Preparatory schools include Skippers Hill Manor in near-by Five Ashes, Holmewood House in Langton Green, Saint Ronans and Marlborough House in Hawkhurst. Wadhurst, Crowborough and Heathfield all have Academies or Community colleges and the independent senior schools in the area include Bedes (Upper Dicker), Tonbridge, Sevenoaks, Brighton and Eastbourne Colleges.

## SERVICES

Gas fired central heating, mains water, electricity and drainage

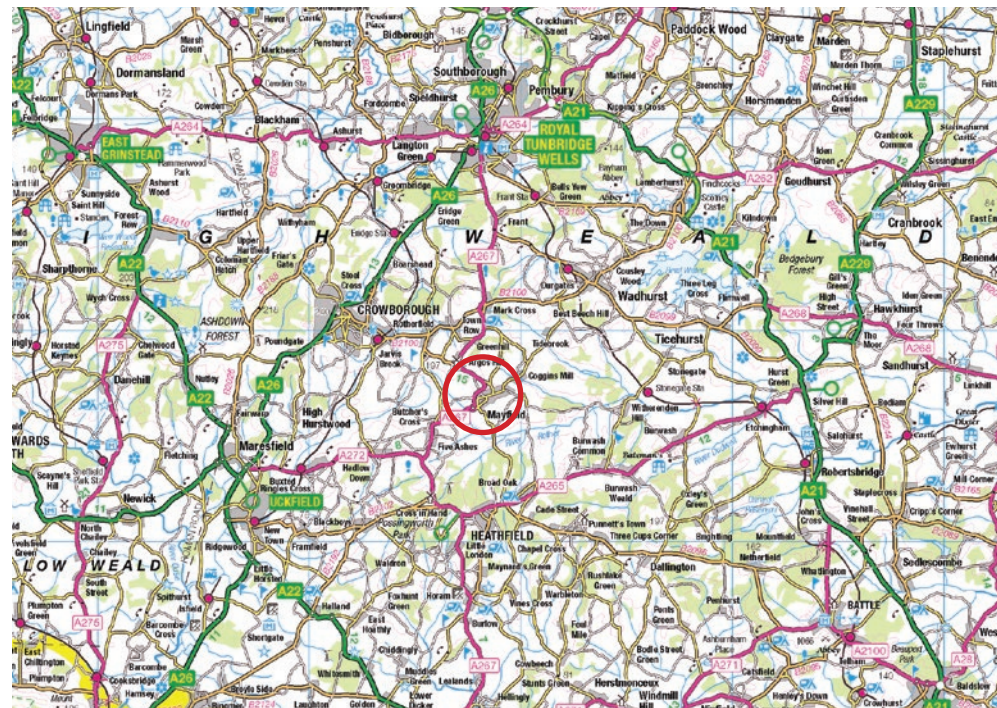
## OUTGOINGS

Wealden District Council: 01323 443322, Mulberry Tax band G, Mulberry Cottage Tax band D.

### Important Notice

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