



# 125

— YEARS OF —

**Lambert  
& Foster**



**DOLLYS FOLLY**  
VALE ROAD, MAYFIELD, EAST SUSSEX, TN20 6BB



**Lambert  
& Foster**

GATWICK AIRPORT 28 MILES | TUNBRIDGE WELLS 8 MILES | WADHURST STATION 5.5 MILES

## **DOLLYS FOLLY, VALE ROAD, MAYFIELD, EAST SUSSEX, TN20 6BB**

A four-bedroom character cottage with potential for a further bedroom/office (STPP) in a wonderful village location on a quiet residential road in the historic village of Mayfield. The property benefits from spectacular views and private parking.

**ASKING PRICE £845,000 FREEHOLD**



### **DESCRIPTION**

Lambert & Foster are delighted to bring to market this spacious and light four-bedroom, unlisted character cottage with potential to create a fifth bedroom/office (STPP) in an ideal location on a quiet residential road with commanding views across the surrounding countryside in the sought-after village of Mayfield.

The property, which has private parking for two cars, is set over three floors and includes on the ground floor a kitchen/dining room, sitting room and bathroom. On the first floor you find three bedrooms and a family bathroom. On the lower ground floor is a further bedroom.

Entering through the front door you come to an entrance porch which leads into the sitting room. This attractive room features exposed beams and an inglenook fireplace with a wood burning stove and views across the garden. Entering the hallway there are stairs leading to the first floor and a family bathroom with modern fixtures and fittings. There are also stairs leading to the bedroom on the lower ground floor which has its own door to the garden. The kitchen/dining room is a wonderful open plan space with ample room for a large dining table and bi-folding doors leading directly to the garden and a further set of stairs taking you upstairs. The property is in excellent condition throughout, and benefits from bespoke wall and floor cabinets and integrated appliances in the kitchen.



## DESCRIPTION CONTINUED

Taking the stairs to the first floor you find three double bedrooms and a well-proportioned family bathroom. On the landing is access to the attic which is a large space which could be converted into a fifth bedroom/office (STPP) as required. The master bedroom features a large balcony with spectacular views.

Outside, the garden is a particular feature which is mainly laid to lawn with a variety of mature trees and shrubs, a brick built shed and a summerhouse. There is also a well-maintained patio area, ideal for al-fresco dining,

There is private parking at the property for two cars.

- Four bedrooms
- Potential to extend (STPP)
- Private parking
- Beautiful views
- Excellent condition throughout
- Unlisted





## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height



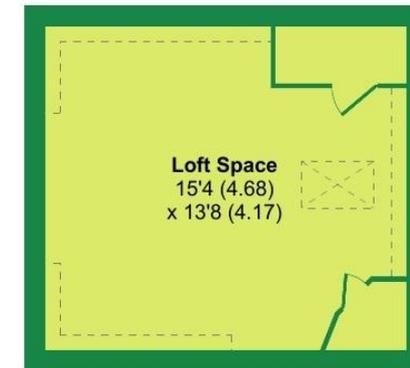
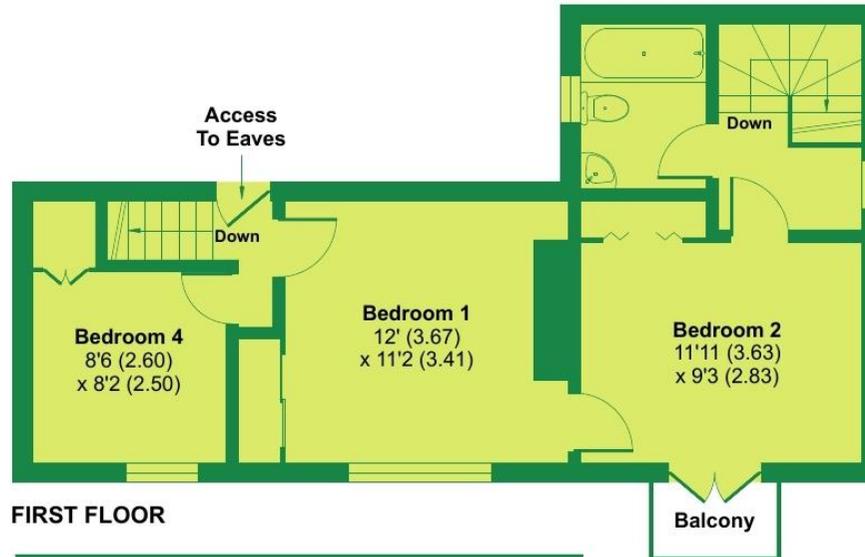
## Dollys Folly, Vale Road, Mayfield, TN20 6BB

Approximate Area = 1460 sq ft / 135.6 sq m

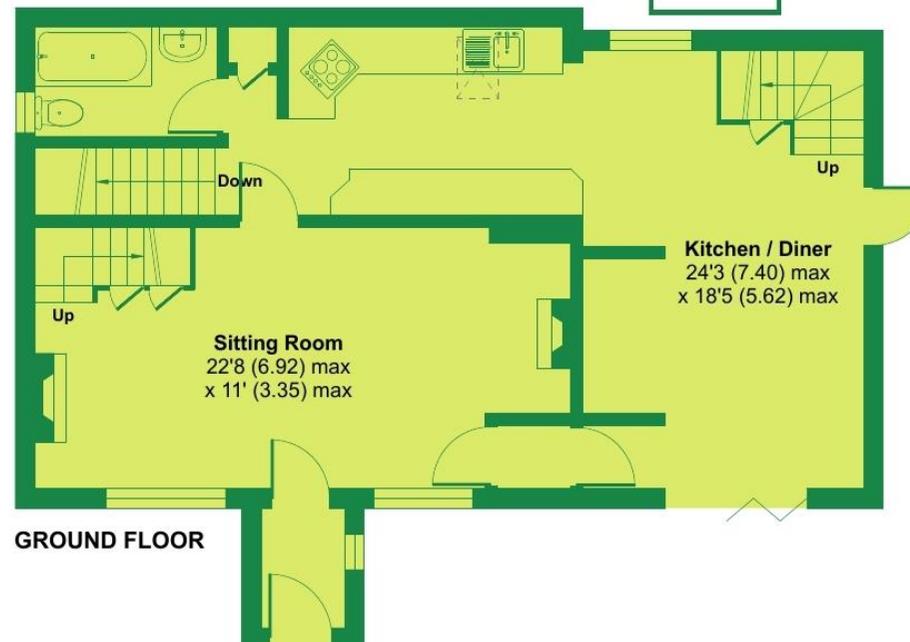
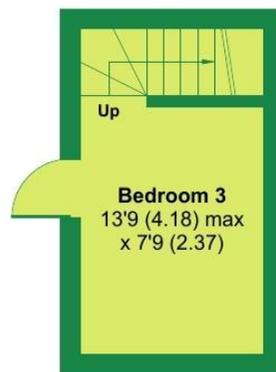
Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1481 sq ft / 137.6 sq m

For identification only - Not to scale



LOFT





**VIEWING:** By appointment only. **SUSSEX Office:** 01435 873999.

**WHAT3WORDS:** ///WONDERFULLY.GROUNDING.FISTS

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band E **EPC:** D (57)

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick and tile elevations with tiled roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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