



Lambert & Foster



COROMANDEL

SALTERS GREEN | MAYFIELD | TN20 6NP

*A very well-presented detached house set in a charming rural location
with woodlands and gardens of approximately 1.4 acres.
There is great potential for extension subject to p.p.*

Guide Price £675,000

FREEHOLD



COROMANDEL

SALTERS GREEN | MAYFIELD | TN20 6NP

Coromandel is situated in an Area of Outstanding Natural Beauty, nestled within a small enclave of houses and enjoying the River Rother running through the gardens and woodland of approximately 1.4 acres; a particular feature of this property. The house was built in the late 1960's and offers well-proportioned light and spacious accommodation maintained to a high standard, with further potential for extension. It is within close driving distance of the historic village of Mayfield offering a range of excellent local shops including grocers, butchers, bakers, delicatessen, post office and café, along with local churches and excellent schools including Mayfield Girls School. Within the village are several local community groups that meet regularly including drama, music, gardening and bridge to name but a few! Mainline rail stations are located at Wadhurst: 8.5 miles and Tunbridge Wells: 9 miles with regular train services in London.

The accommodation is entered via a good-sized hallway and spacious sitting room with log burner to one side and a study/dining room to the other, both enjoying a sunny aspect to the front. To the rear of the sitting room is the wood and brick-built conservatory with doors to the garden. The kitchen is accessed via either the hallway or living room and offers a range of fitted base and wall units with granite worktops and integrated electric double oven and hob. There is plumbing for a washing machine and a rear door. The original bathroom has been changed to a shower room. Upstairs there are two double bedrooms and a further family bathroom of a generous size having formerly been a third bedroom. There is access to the eaves for storage. Externally there is a car port, single garage and parking. The beautiful front and rear gardens are laid to lawn with mature shrubs, meandering paths, bridges and a summer house in the woodland.

- **Quiet secluded location**
- **Light and spacious well-proportioned accommodation**
- **Potential to extend subject to p.p.**
- **Gardens and woodland of approximately 1.4 acres**
- **NO ONWARD CHAIN**



GENERAL

Tenure: Freehold

Services: Mains electricity and water. Private drainage.

Local authority: Wealden Council

Heating: Oil (boiler replaced 3 years ago)

Council tax: Band C **EPC:** E

VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

Sussex Office : 01435 873999

Email : sussex@lambertandfoster.co.uk

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

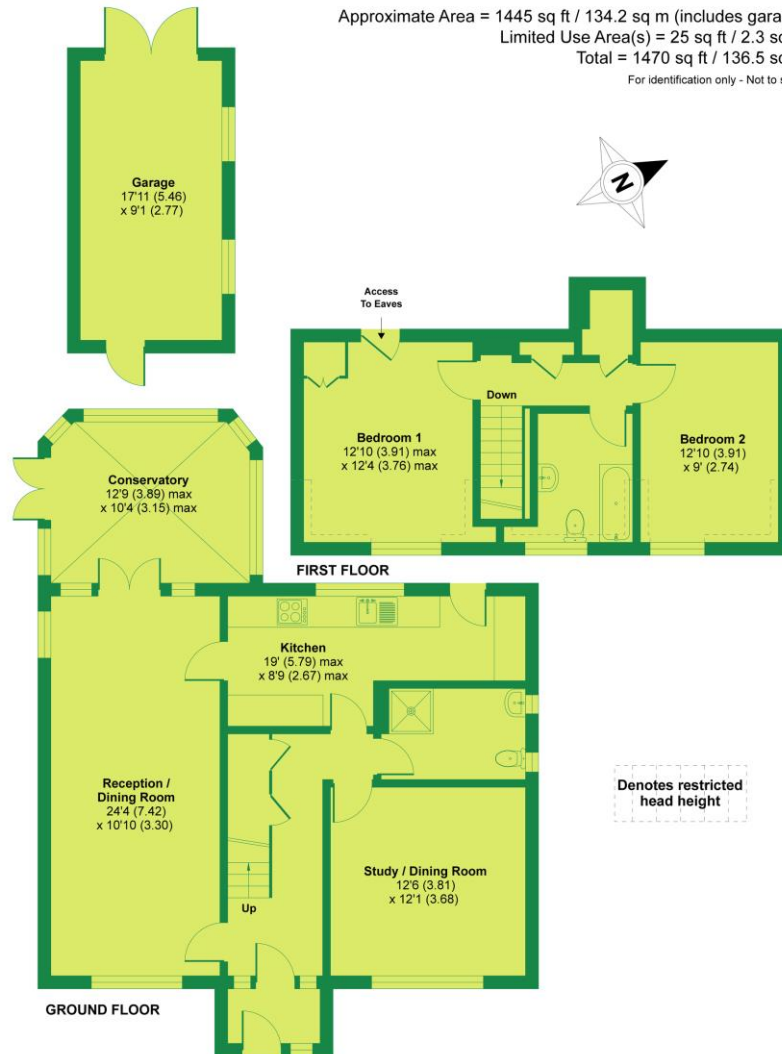
Coromandel, Salters Green, Mayfield, TN20

Approximate Area = 1445 sq ft / 134.2 sq m (includes garage)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1470 sq ft / 136.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lambert and Foster Ltd. REF: 763626

OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

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CRANBROOK, KENT

Weald Office, 39 High Street,
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Tel. 01580 712 888

WADHURST, EAST SUSSEX

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