



1 New Cottages, Mayfield Road, Frant, Tunbridge Wells, East Sussex, TN3 9HS

Price Range £625,000 Freehold

- OPEN HOUSE SAT 25TH OCT 11.00am-1pm APPTS NECESSARY
- A BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE DATING BACK TO 1896 ON 3 LEVELS
- WOOD BURNING STOVE
- STUNNING panoramic views to the rear
- Well equipped good sized kitchen
- A short drive to Frant village and to Tunbridge Wells
- A recently constructed barn style workshop/garage on two levels with power connected and running water
- Parking for a number of cars on the driveway
- A short drive to Frant village and Tunbridge Wells
- Frant, Wadhurst and Tunbridge Wells, all with railway stations and regular service to London and beyond



* OPEN HOUSE SAT 25TH OCT 11.00am
-1.00pm**PRICE RANGE £625,000 -
£650,000**COUNTRY LIVING* A UNIQUE, BEAUTIFULLY
PRESENTED PERIOD SEMI-DETACHED COTTAGE on
three levels. A well proportioned three bedroom
home, nestled comfortably in the heart of the stunning
countryside on a very generous plot, with enviable
panoramic views to the rear. This charming cottage was
built in 1896 and is abundant with period charm to include
an attractive family sized, wood burning stove. The
accommodation is spread over three floors and comprises
a kitchen, large conservatory, living room and cloakroom
on the ground floor with two good sized bedrooms and a
family bathroom on the first floor and a double bedroom on
the second floor. There is a very large work shop on two
levels situated within the generous grounds which has
power connected and is part insulated. Part of the rear
garden has been landscaped to create a piece of heaven
with far reaching countryside views to the rear. There are
additional more rustic areas to add to the countryside
charm. Double glazed throughout. Oil central heating.
Parking for a number of cars.

Viewing Information

To arrange a viewing, please contact Jenny Ireland at
Mother Goose Estate Agents

Location

Tunbridge Wells is just a short drive from this property
which offers a larger variety of shops and amenities to
include the Royal Victoria Shopping Centre and the
historic Pantiles. Tunbridge Wells has a main line station
offering a fast and frequent service to both London and the
South Coast. There are both state, independent and
Grammar schools in the local area. Formally belonging to
the Abergavenny Estate, situated in an Area of
Outstanding Beauty and a stone's throw from Eridge Park,
boasting incredible view and rural walks. This property sits
in the midst of stunning countryside and has access to
other local villages. It is a perfect location for a family or
for a professional couple who need to commute to London
only to be able to escape to this most beautiful scenery
with a number of delightful countryside walks right on the
doorstep.



Ground Floor

Porch

Part brick/partly glazed. Access to the front garden.

Hallway

Window to front. Front door with access to porch. Wall mounted cupboard housing the electric meters and consumer units. Access to loft space for storage, running the length of the kitchen. Radiator.

Cloak Room

Window to side. WC with a concealed flush with washbasin to match. Tiled flooring. Radiator.

Living Room

Windows to the front and double doors leading to the conservatory and an addition single door to the kitchen. A good sized comfortable living space with an attractive exposed brick chimney breast accommodating a large wood burning stove. Radiators.

Conservatory

A part brick/part glazed conservatory overlooking the countryside to the rear. Tiled flooring. Radiator.



Kitchen

Windows to the side. Tiled flooring. Under stairs storage/pantry. Work top housing a deep one and a half bowl sink with drainer. Space for a Range cooker. Integrated dish washer. Plumbing for a washing machine and space for a fridge freezer. A range of attractive eye level and base storage units. Radiators. Door to the hallway and to conservatory.

First Floor

Landing

Stairs to second floor.

Family Bathroom

Window to rear. Fully tiled corner shower cubicle. Wall mounted gravity shower unit. Panelled bath. Wash basin and WC to match. Wall mounted toiletries cupboard. Radiator.

Bedroom Two

Window to front. Built-in cupboard housing hot water tank. Shelving. Radiator.



Bedroom Three

Window to rear. Radiator.

Second Floor

Attic Space/Bedroom

4 x velux windows. Exposed brick chimney breast. Radiator,

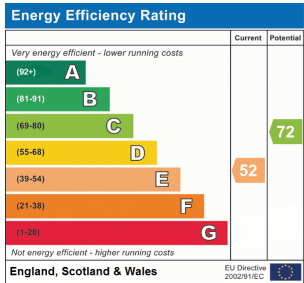
Outside

Front Garden

Large driveway to accommodate a number of cars. Recently constructed barn style work shop/garage with Kent peg hung tiles. Power connected and running water. Partly insulated. FPP. Additional areas of garden with gated access to rear, ideal for children 's play area.

Rear Garden

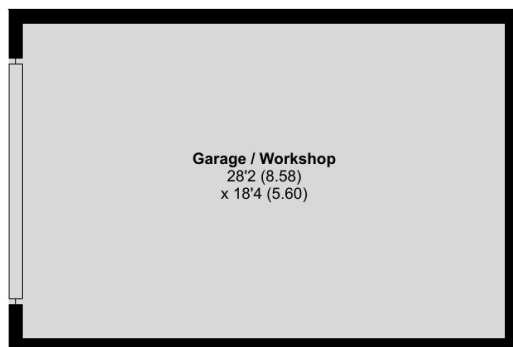
Multiple garden areas, one laid to lawn, another a woodland area, through gated access, ideal for children's play area. Finally, the top garden, truly a setting to be envied by all, with stunning countryside views to the rear with the occasional appearance of cows or sheep. A very relaxing outlook which include a well landscaped garden abundant with a variety of shrubs and well established plants, which has been fenced off for additional privacy. There is a lawn with steps up to a lovely decked area ideal for entertaining and benefits from the afternoon sun. Additionally, a large brick built outhouse for storage (power connected and running water) and a delightful little 'duck house' style feature.



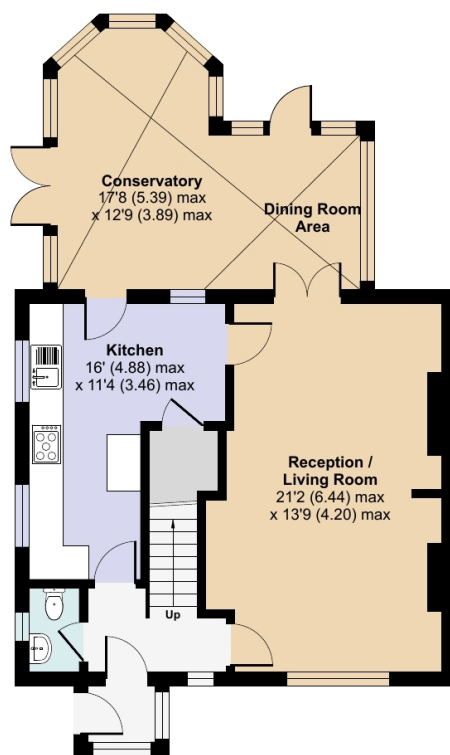
Mayfield Road, Frant, Tunbridge Wells, TN3

Approximate Area = 1281 sq ft / 119 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Garage / Workshop = 517 sq ft / 169.6 sq m
Total = 1826 sq ft / 291.6 sq m

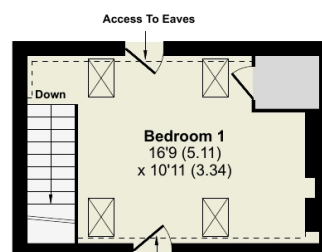
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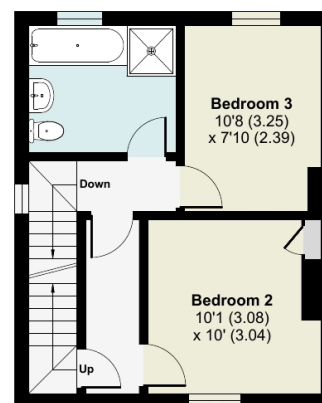
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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