



Milestones

London Road | Maresfield | Uckfield | East Sussex | TN22 2EB

FINE & COUNTRY



# Seller Insight

“Although the house itself was in a terribly rundown state when we first came across it, I'd say that what initially attracted us was the fact that we could see it had so much potential to be a really fantastic family home,” says the owner. “The location is absolutely perfect as our immediate surrounding have a countryside feel, and yet at the same time we're so close to town; the children have been able to walk to school, so as they've got older they've enjoyed a sense of freedom, and in terms of the house it offered a tremendous amount of space both inside and out. In short it ticked all the boxes.”

“Although the previous owners had made some improvements here, we ended up doing a complete renovation. I suppose the biggest change we made was to the kitchen; it could only be described as typical of the 1920s, so we extended out into the courtyard to create a really fabulous space. In fact it finishes off the house beautifully; the old and new blend so incredibly well. We have the original part of the house with its gorgeous ships timbers and beautiful Elizabethan windows and then you move through to this very modern and much more open space. In my mind it's perfect.”

“Another feature that initially attracted us to the property was the very generously proportioned garden, which extends to around three acres,” continues the owner. “We have a lovely little courtyard just outside the kitchen, a raised area that has quite an Italian look to it and from there steps lead down to around an acre of lawn; to be able to fit a full-size football pitch in just one area of the garden has been brilliant! The rest of the garden is dotted with mature trees, so has the feeling of parkland, and as the house is set well back from the road there's a wonderful feeling of privacy.”

“The kitchen is without doubt the real hub of the house,” says the owner. “We had bespoke units installed, a lovely big island constructed and there's still room for a huge refectory table, two sofas and a chair. We also had under-floor heating installed, so it's wonderfully warm and cosy in winter.”

“The drawing room is another really lovely part of the house, and a real contrast to the very modern kitchen,” says the owner. “It has lovely old beams and a gorgeous Inglebrook fireplace; it's a room that really comes into its own at Christmas and it has such a cosy atmosphere with a fire roaring away.”

“The house sits at the end of a very long driveway that's edged with beautiful beech trees and rhododendron bushes, so we're quite tucked away. In fact a lot of people say that they never knew that the house was here,” says the owner, “and it's that feeling of peaceful seclusion combined with the convenience of having good transport links and the town centre within striking distance that we've loved most about the setting.”

“For us this has been the ideal family home,” says the owner, “and what's so brilliant about it is the fact that the accommodation is so flexible. However, with most of the family having left home, now is the time to downsize and to free up time to do other things”.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Milestones

A charming character home of excellent proportions, seamlessly blending features of its many period origins with modern living requirements. There are five/six bedrooms, two bathrooms, four reception rooms, a conservatory and a feature part vaulted 21'10" x 21'0" kitchen/breakfast/family room. With two staircases there is added flexibility to adapt the accommodation to changing family needs.

The house has a south facing front elevation and sits towards the rear of its lovely secluded over three acre lightly wooded parkland plot, down a long drive that makes you feel as if you are in the countryside, tucked away where few will know the house exists

### THE PROPERTY

Milestones is a highly individual character home created around a period cottage that has not been officially dated. Subsequent extensions probably in the 1920's or 30's and again in 2008, have tripled the original accommodation. Today it offers an interesting mixture of styles from many periods, all seamlessly blending together and presented in excellent order. At one end the main beamed drawing room features a beautiful Inglenook fireplace, full height end windows, lovely spiral staircase and a delightful wide wooden original front door in a stone mullion surround. At the rear of the house several rooms have been knocked together and enlarged to create an excellent contemporary vaulted kitchen/breakfast/family room measuring 21'10" x 21'0". There are also two staircases which add to the flexibility of the layout.

The elevations are of brick with mostly upper tile hanging, all under a clay tiled roof. As currently arranged there are four reception rooms (one used as an extra bedroom), conservatory, cloakroom, utility and the feature kitchen/family room on the ground floor; with five bedrooms and two bathrooms/showers (one en suite) upstairs. The property has recently been redecorated internally and externally and new carpets laid throughout.

The house sits towards the rear of the plot and is approached via an impressive circa 135 yard long driveway. There is a double garage, a tall barn style garage, an extensive parking area and several wooden sheds. The house and immediate formal garden occupies about one acre, the remaining two acres is attractive parkland and light woodland.

### THE LOCATION

The property is situated on the Maresfield/Uckfield border with the villages of Maresfield, Five Ash Down and Buxted all offering local shopping facilities. Buxted also offering a rail station with services to London Bridge & London Victoria from about 71 minutes.

The wider facilities of Uckfield are a little over 2 miles to the south, including two supermarkets, a range of shops, restaurants, banks, library, cinema, church, rail station, Community College and leisure centre with swimming pool.

There are primary schools in each of the surrounding villages and in Uckfield, the area is well served by a variety of state and private schools and there are a number of golf courses in the vicinity. The A22, A26 and A272 converge at Maresfield, providing good road access to the surrounding areas, with the coast at Eastbourne about 20 miles, Crowborough 6 miles, Tunbridge Wells about 13 miles and Gatwick Airport about 25 miles.

Just to the north lies the circa 6,500 acres of the Ashdown Forest, the largest free public access open space in the south east and a venue for a variety of leisure activities, including horse riding (by permit). The Forest is also home to Winnie the Pooh and friends, as immortalised in the books of A.A. Milne.

### THE ACCOMMODATION

Covered porch, front door to

ENTRANCE HALL Stairs to first floor; door to

#### DRAWING ROOM

23' 1" x 14' 11" (7.04m x 4.55m) A delightful beamed room which incorporates a double height end window that is typical of an Elizabethan Hall House, feature Inglenook fireplace and tiled hearth, three radiators, oak floor; spiral stairs in the corner; delightful wide wooden arched topped door in stone mullion surround, leading to

#### CONSERVATORY

19' 4" x 11' 11" (5.89m x 3.63m) Triple aspect, under-floor heating, door to garden.

#### DINING ROOM

14' 11" into bay x 12' 3" (4.55m x 3.73m) Open fireplace with pine surround, pine dresser unit, double aspect, old style radiator; shallow bay, picture rail, door to

#### REAR LOBBY

#### LIVING ROOM

17' 8" x 11' 6" (5.38m x 3.51m) Open fireplace with wooden surround, beams, double aspect, two old style radiators, door to

INNER LOBBY Cupboard with Grant boiler; door to

#### STUDY/BEDROOM SIX

14' 2" x 7' 8" (4.32m x 2.34m) Currently used as a bedroom, vaulted ceiling, old style radiator; two Velux windows, door to outside.

#### BESPOKE KITCHEN/BREAKFAST/FAMILY ROOM

21' 10" x 21' 0" (6.65m x 6.4m) A delightful part vaulted room with under-floor heating, deep twin bowl enamel sink, mixer tap, shaped granite work surface, cupboards and drawers under; integrated dishwasher, Falcon range, extractor over; wall cupboards, space for American style fridge/freezer; Island unit with granite top and cupboards and drawers under; space for a table and chairs, three Velux windows, tiled floor; shelves, cupboards, sitting area, stable door to the rear courtyard. Door to

SIDE HALL Open to







# Step outside

## Milestones

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### UTILITY ROOM

9' 2" x 8' 10" (2.79m x 2.69m) Single bowl single drainer white sink, mixer tap, space and plumbing for washing machine, further work surface, cupboards, appliance space, tiled floor, loft access.

**CLOAKROOM** Low level wc, wash basin in vanity unit, tiled floor, one wall in natural brick.

**FIRST FLOOR MAIN LANDING** Loft access.

**BEDROOM TWO** 15' 0" x 12' 3" (4.57m x 3.73m) Old style radiator; double wardrobe, eaves cupboard.

**BEDROOM THREE** 15' 0" x 11' 6" (4.57m x 3.51m) Raised bay, old style radiator; eaves cupboard.

**BEDROOM FOUR** 11' 2" x 8' 1" (3.4m x 2.46m) Airing cupboard with hot tank.

### FAMILY BATHROOM

White suite, bath with roll top and claw feet, low level wc, separate shower cubicle with power shower, pedestal wash basin, tiled walls and floor; downlights, towel rail.

**SECONDARY LANDING** Cupboard, loft access.

### MASTER BEDROOM

16' 2" x 15' 8" (4.93m x 4.78m) Two windows, old style radiator; double wardrobe, cupboard, telephone point, lovely timber floor; door leading to spiral staircase down to the ground floor; door to

### EN SUITE BATHROOM

White suite, sunken bath with Triton shower over; separate shower cubicle with power shower; pedestal wash basin, low level wc, tall chrome towel rail, downlights, extractor; fully tiled walls and floor; mirrored cabinet with light.

**BEDROOM FIVE** 10' 10" x 7' 8" (3.3m x 2.34m) Wardrobe, radiator; door to

**EN SUITE CLOAKROOM** Low level wc, wash basin in vanity unit.

### OUTSIDE

The property is approached via a long driveway flanked by beech trees and rhododendron, going through an attractive gateway and leading across the front of the property to a large parking area for numerous vehicles.

**DOUBLE WIDTH GARAGE** 16' 9" x 16' 6" (5.11m x 5.03m) Two up & over doors, light, power; eaves storage.

**BARN GARAGE** 15' 2" x 8' 11" (4.62m x 2.72m) Extra height, suitable for caravan or motorhome.

### THE GARDENS AND GROUNDS

To the front of the house is an attractive terrace area which is partly grassed and partly decked, with low walls surrounding and steps leading down to the lawns. There are mature trees and shrubs, two sheds, a summerhouse and, to one side of the terrace, an arched storage area.

On the other side of the drive is an extensive parkland/woodland area with firs, poplar, leylandi, oaks, Scots pine, chestnut and tulip trees. There is a separate five bar gate to the drive and further gate leading onto London Road.

Behind the house is a paved courtyard area with brick barbeque, drying area and side gate.

The overall plot, estimated from plans, is just over three acres.



**AGENTS NOTE**

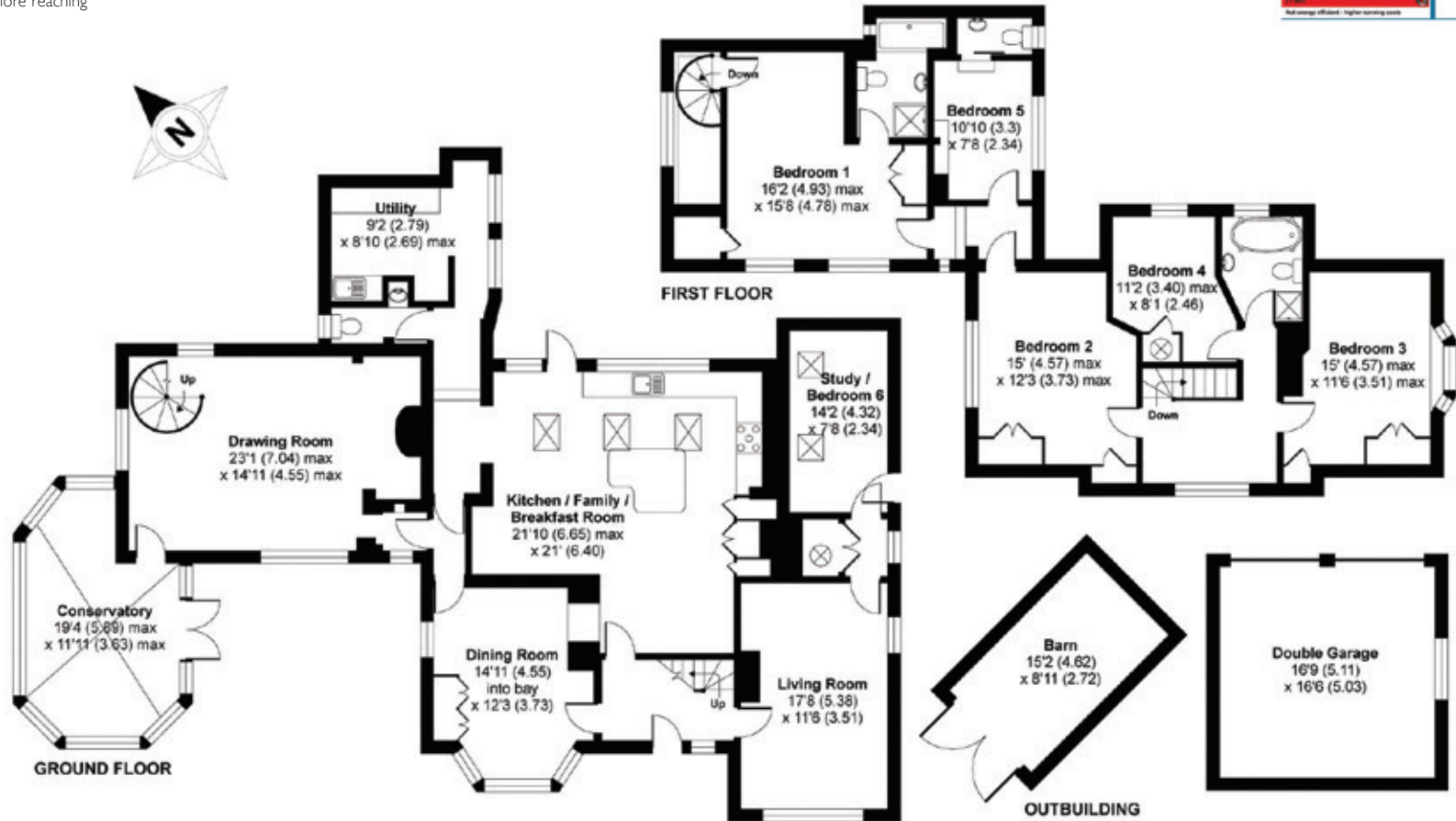
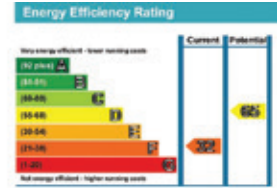
The drive to the property from the road is owned by our clients but it also provides access to one other property.

**DIRECTIONS**

From Uckfield High Street, proceed up the hill and over the traffic lights, continuing for about 1.5 miles and this property will be found on the right hand side, the last house before reaching the roundabout, identified by our For Sale board.

# Milestones, London Road, Maresfield, Uckfield, TN22

APPROX. GROSS INTERNAL FLOOR AREA 2975 SQ FT 276.3 SQ METRES (EXCLUDES OUTBUILDING & GARAGE)



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