



Chantreys
The Drive | Maresfield Park | Uckfield | East Sussex | TN22 2HE

FINE & COUNTRY

Step inside

Chantreys

Chantreys is the perfect example of the forever family home, well designed for exceptionally comfortable family living with four bedrooms, spacious reception areas and a large mature garden of approximately one acre. Lived in by the current owners for over 20 years it has been developed and extended to a very high specification. The house is set in the heart of Maresfield Park at the end of a private drive with no passing traffic and occupies a secluded yet convenient location.

As you enter this enclave of 'The Drive' passing a few houses to the left and right you are greeted by the electronic gates of Chantreys. These open to reveal a long driveway leading up the garaging and front door. The front garden, which is predominantly laid to lawn, is interspersed with mature trees and shrubs creating a beautifully green outlook from the front of the house.

Upon entering through the solid timber front door you are immediately struck by the quality and proportions of the home, the hall, which is complemented by parquet flooring offers access to almost all reception areas. Whilst housing the staircase there is still enough space for a very pleasant reading area overlooking the front garden.

Leading off the hall to the left is the drawing room, impressive in depth (26'), with parquet flooring, coved ceiling and an attractive marble fireplace. Light flows through aided by windows overlooking the front and French doors leading out onto the sun soaked rear terrace. The dining room equally benefits from French doors to the terrace and opens up nicely with the drawing room with a set of double doors connecting the two, making this space ideal for family gatherings but equally providing individual living space for day to day use.

Parquet flooring is a mainstay throughout the ground floor and continues back through into the entrance hall and home office/study which is situated back by the front door with windows again overlooking the front garden. Nestled between the study and kitchen lies the ever useful cloakroom with tiled ceramic flooring.

Whilst the preceding rooms are beautifully appointed, bright and spacious; the real hub of the home is yet to come. The kitchen, which is nearly 25 square metres in size, offers the open living space the majority of families desire. A large island

occupies the centre, space for table and chairs to the side and a plethora of maple fronted base and eye level units are finished off nicely by the granite work surfaces. The Britannia Range cooker and American style Fridge/freezer are must have's for a kitchen of this size, whilst the tucked away utility room allows you to close the door on the noise and clutter of the laundry. Easy access to the double garage is also through the Utility Room, plus a side door leads to the detached studio outside.

Finally, beyond the kitchen we have the Snug; a surprisingly large family room offering views of the garden from three sides including french doors leading onto the Sun Terrace; an ideal room for the children to play whilst cooking of an evening.

Moving onto the first floor: the well proportioned accommodation continues; a spacious landing area with oak flooring bathed in natural light, courtesy of the four windows overlooking the front garden, connects the four bedrooms. The master bedroom comes complete with an extensive dressing room and walk in wardrobe, adding to probably the largest en-suite bathroom we have come across. A Jacuzzi bath, two showers cubicles, twin wash hand basins, WC and Bidet are complimented by stunning 'fired earth' tiles adorning the floor and walls. Additional benefits also include under floor heating and a built in speaker system. Back across the landing two further large bedrooms to the front and rear are separated by a lovely 'Jack & Jill' Shower Room. The rear bedroom would be ideal for an older child or as a guest suite as it is effectively two bedrooms rolled into one 'L shape'. The extra floor space would allow flexible living for an ever evolving child growing up; play space, dressing space and desk space. The front bedroom also benefits from access to the shower room and, having windows to three sides, is always bright. Built in double wardrobes mirror those in the rear bedroom and a large corner cupboard helps keep the room nice and tidy. The fourth and final bedroom has windows overlooking the rear and also has built in cupboards and being the only bedroom without access to an en-suite has sole use of the family bathroom which sits just next door.





Outside you really are spoilt by the privacy and seclusion due to mature hedgerows built up over time. Whilst the garden is predominantly laid to lawn it has been tastefully interspersed by ornamental plants and trees plus flower borders. Due to the gardens wrapping all around the house you will never have trouble finding the sun, the afternoons and evening can be spent by the heated swimming pool with paved surround. The pool house keeps the boiler and filtration pump out of sight and also allows for storage of garden furniture in the winter months.

Finally, the current owner has added a large studio room which can be used for a variety of purposes. A shower room can be taken advantage of by the pool users or equally the studio could be used by visiting relatives. Depending on your inclination the studio would allow for a loft conversion; the loft room is currently accessed by a hatch and ladder. This would allow the studio to become an annexe for use by an au pair or friends and family.

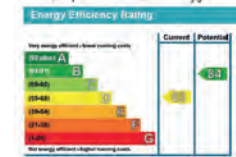
The house is set within the highly desirable and exclusive 'Maresfield Park' which is a short walk from Maresfield Village. The village is a designated conservation area and offers an 18th century public house/hotel, general store, primary school and post office; sitting on the edge of the stunning 6,500 acre Ashdown Forest offering a wide variety of outdoor pursuits including horse riding and walking.

Buxted village is a short drive away and offers a regular commuter service to London in just over an hour. Whilst the nearby town of Uckfield includes a range of supermarkets, restaurants and a very popular cinema. Private and State schools are in abundance; most notably St Leonard's at Mayfield, Skippers Hill at Five Ashes and Bede's in Hailsham.



TOTAL APPROX FLOOR AREA 3848.42 SQ.FT. (357.53 SQ. M.)

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