



Ilex Cottage

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

FINE & COUNTRY



# Step inside

## Ilex Cottage

Fine & Country are delighted to bring to market this large five-bedroom bungalow with extensive outbuildings set in 0.65 acres of wonderful landscaped garden in the popular village of Maresfield.

Ilex Cottage is presented to the market in excellent condition throughout having been completely renovated by the current owners to an exacting standard making for a spacious and bright home in a sought-after location with ample outside space.

The property is approached through an electronic controlled 5 bar gate leading directly to the house and two double garages with plenty of space for parking and turning. With more than 2250 square feet of living space, consisting of a large modern kitchen, utility room, dining room, lounge, family bathroom, four double bedrooms with two ensuite bathrooms and a further double bedroom/study.

On entering the front door, you have a bright main hallway area encompassing a large storage/cloakroom cupboard. To the left a large double bedroom/study with dual aspect windows and built in storage cupboards.

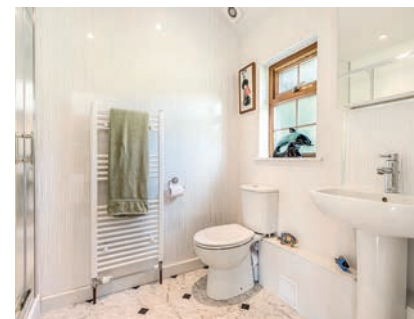
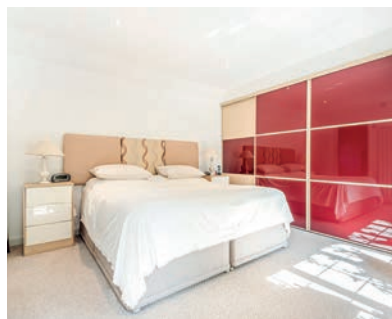
The main hallway leads through to a large modern kitchen/breakfast room on your immediate left. This room is presented in an excellent condition, with bespoke fitted wall and floor cabinets providing a wealth of storage space, integrated appliances including a high specification range cooker; tiled Kardean flooring and ample room for a family sized table for meals. Leading off the kitchen to the left is a generous sized utility area housing a butler sink and additional storage, along with a small toilet by the back door.

Opposite the kitchen, overlooking the garden to the front, is a wonderful spacious lounge with feature brick fireplace housing a modern wood burner; large sliding triple patio doors allows for an abundance of light to flood in and leads to an extensive paved patio area. Further along the corridor you enter a sizeable dining room through large double doors. This room features a vaulted ceiling, brick fireplace with a modern wood burner and two generous windows giving ample light. Continuing along the corridor you come to the family bathroom, four double bedrooms, two with modern ensuite bathrooms, storage and fitted wardrobes.

Outside, the property boasts a large landscaped, south facing garden of approximately 0.65 acres which includes an extensive variety of mature trees and shrubs making for a secluded and peaceful private space. The property also benefits from two modern double garages with electric doors and a large 10 x 16 feet shed which could be utilised as a workshop.

Ilex Cottage is in the popular village of Maresfield. The village itself is just a short drive from Uckfield (1.5 miles) with its variety of amenities including major supermarkets, cinema and mainline train station with direct links to London. Eastbourne and Brighton are easily accessible with Ashdown Forest also nearby with its wealth of walking opportunities.

Driveway next (right hand side) to the lane leading to Milestones.



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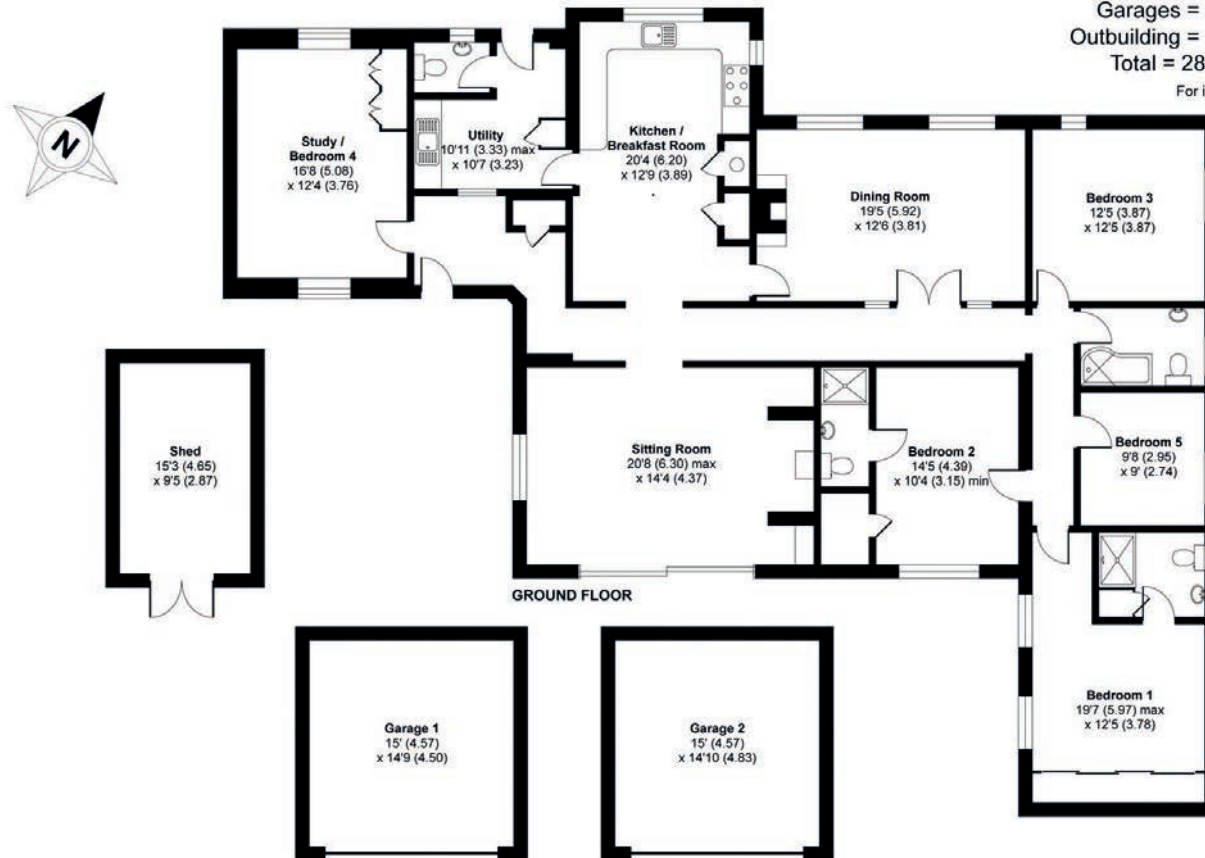
Approximate Area = 2254 sq ft / 203.3 sq m

Garages = 444 sq ft / 41.2 sq m

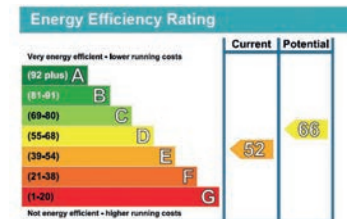
Outbuilding = 146 sq ft / 13.5 sq m

Total = 2844 sq ft / 264.2 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 2020. Produced for Fine & Country. REF: 621771



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 03.08.2020







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