

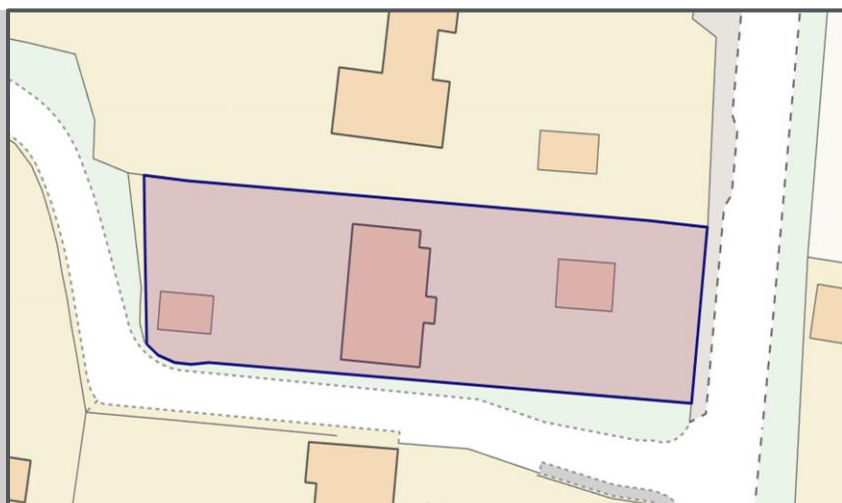
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Peter Oliver



Straight Half Mile, Maresfield, TN22 2HH

- ▼ 4/5 Bedroom
- ▼ 0.27 Acre plot
- ▼ 3/4 Reception Rooms
- ▼ Superbly Presented
- ▼ Feature Gardens
- ▼ Open Double Garage/Car Port



Plot Approx. 0.27 Acres
Plan is just a guide and may not be 100% accurate

EPC RATING

Current:
65 | D

Potential:
78 | C

£825,000



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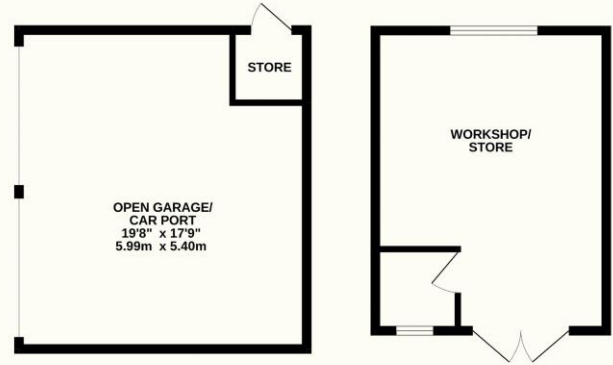
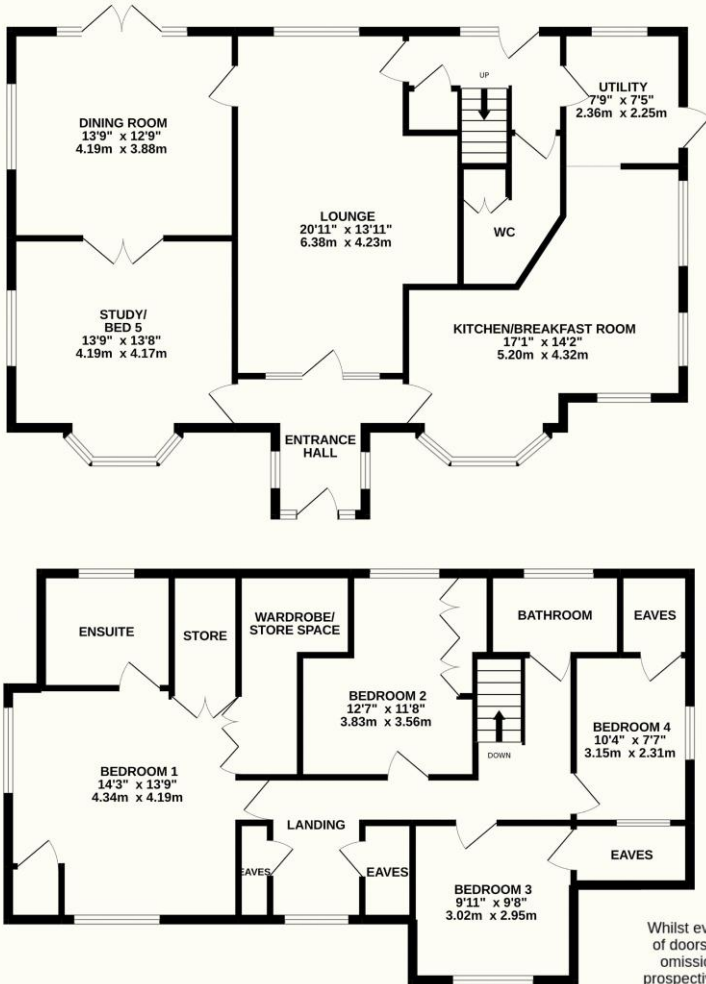
This large, detached property is located on the sought-after "Straight Half Mile" in the heart of the pretty village of Maresfield and sits in a plot of roughly a quarter of an acre. There are beautiful views to the front over fields and woodland and the home is enclosed by hedges and trees giving real privacy from neighbours. Upon entering through the hallway there's a large double room on the left that would make an excellent study, the main living area straight ahead and the kitchen to the right. Extensive upgrades by the current owners include new internal doors, radiators, carpets and a new bathroom and kitchen. The latter features integrated appliances including dishwasher and double oven and is finished to a high standard in a modern style. To the rear of the property is a handy utility room housing white goods and a door for side access, plus a well-presented downstairs toilet. The space flows really nicely and leads to the other side of the lounge allowing access from the rear. This is a generous room with open fire and feels really cosy. Finally, there's a separate dining room that links onto the study, which is another great space. Upstairs are four bedrooms (three with built-in wardrobes) that includes a large main bedroom with en-suite shower. All rooms feel bright and airy and new carpets give a quality feel. The rear garden is a large open space with a generous lawn and a vast outbuilding that is currently used as a storage space but would work equally well in other ways. To the front is a large driveway and double car-port and just moments on foot are the amenities of the village including the local pub/restaurant, shop and post office, church, playing field and local Primary School. Road access is excellent with easy routes to several major towns and the coast making this property an easy viewing recommendation from us.

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TOTAL FLOOR AREA : 2562 sq.ft. (238.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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