

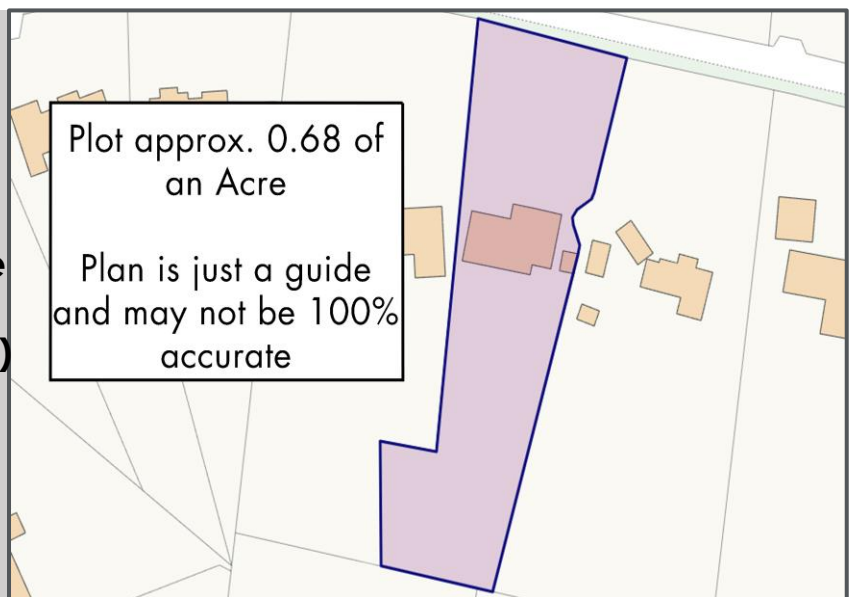
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Peter Oliver



Middle Drive, Maresfield Park, TN22 2HG

- ▼ **Superb Detached Residence**
- ▼ **5 Bedrooms, 4 Reception**
- ▼ **Over 3000 Sq Ft of Living Space**
- ▼ **Lovely Gardens (0.68 Acre Plot)**
- ▼ **Swimming Pool**
- ▼ **Driveway & Double Garage**



### EPC RATING

Current:

62 | D

Potential:

75 | C

**Offers Over  
£1,250,000**



## Middle Drive, Maresfield Park, TN22 2HG

Wow! What a home. We are absolutely delighted to bring to market this beautifully presented, 5 bedroom, 5 reception room detached house located within the highly sought after Maresfield Park. This Colonial style home offers a magnificent sense of space and luxury, all whilst providing comfort and many features creating an ideal family home. The accommodation comprises of: As you approach the house you travel up a sweeping gravel driveway, giving you the sense of upmost privacy which leads to plenty of parking and access to the double garage. The front gardens are mostly laid to lawn with a beautiful display of fir trees. Entering through the large front entrance portico you will find yourself in the majestic entrance hall with a staircase leading to the first-floor galleried landing. Off of the entrance hall there is a useful cloakroom, double doored access in to the substantial, bright living room with feature fireplace and archway in to the unique music room. The kitchen/breakfast room is a wonderfully sociable layout and provides three sets of sliding doors out on to the rear garden. There is an oil-fired Aga for cooking and hot water, and an additional induction hob with oven below. There is a separate utility room providing an extra sink, room and plumbing for a washing machine and some extra storage space. There is also a door leading through to the double garage. To the other side is a door leading through to the luxury jacuzzi & steam room. Also access to the dining room through double doors finishes off the ground floor accommodation. On the first floor you will find the main bedroom with built in wardrobes and dresser unit and an en-suite shower room, the second bedroom being the same, the two further double bedrooms also have built in cupboard spaces and are serviced by the family bathroom and separate shower room. There is a 5th bedroom/office versatile to your needs. The expansive rear garden is mostly laid to lawn and enjoys plenty of mature shrubs, hedges and trees, and is a perfect area for relaxing or socialising with friends and family. The swimming pool has been recently updated and is heated by a new air source heat pump. There is also a workshed and summer house with light and power. The property is on mains drainage, mains water and has gas central heating.

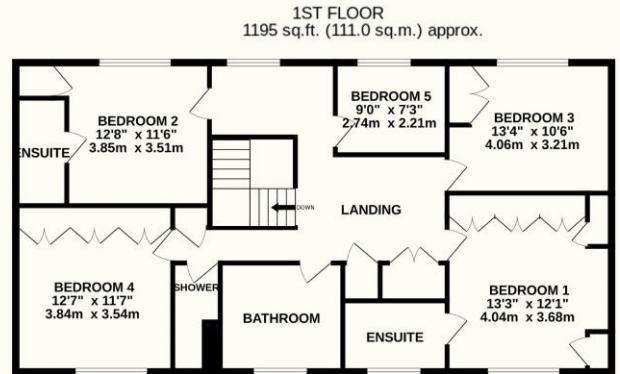
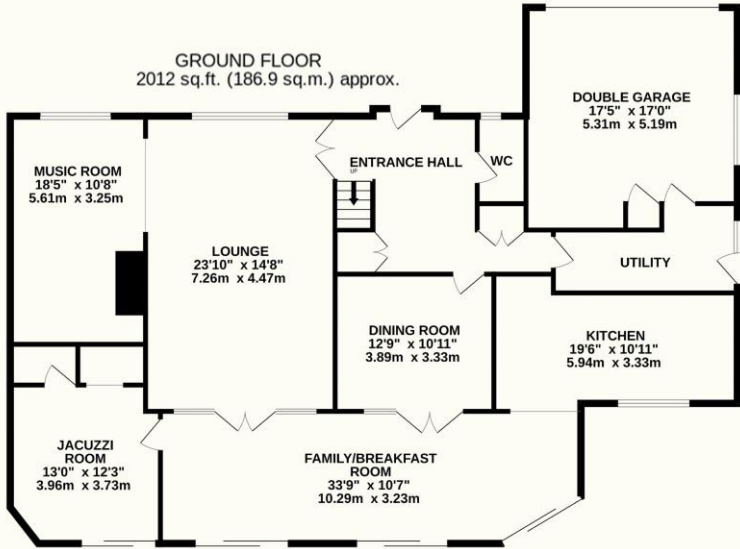
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS





**TOTAL FLOOR AREA : 3381 sq.ft. (314.1 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:G**

**MAINTENANCE/SERVICE CHARGE: £155.00 for 1 or more cars & £75.00 for no cars per annum for road upkeep**

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