

## Maresfield Park, East Sussex



An exciting opportunity to purchase a building plot in a private park close to the Ashdown Forest, East Sussex. Choice of 3 plots with planning consent, together with build contracts to create your dream home.

Images of each plot are computer generated.



Private  
Estates. 

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LONDON & GLOBAL MARKETING



Buyers are presented with an exclusive opportunity of building their own 4/5 bedroom family home and having input into some of the internal specification of the house such as kitchen and bathrooms. With the purchase of one of the plots at Maresfield Park comes the opportunity of working with the leading timber-frame home supplier, Scandia-Hus.

Scandia-Hus believe in providing their customers with quality products, a high level of service and flexibility. With fifty years of experience, they have gained a reputation for successfully combining the best of Swedish technology and British craftsmanship and style resulting in over 5,000 homes being built throughout the United Kingdom.

**Typical features of a Scandia-Hus property include:**

- Open plan kitchen/dining/family room
- Luxury en-suites, spacious bathroom and shower room
- Ample wardrobe and walk-in storage space
- Ceramic tiles to kitchen and utility room floors
- Integrated appliances include ovens, fridge and freezer, dishwasher, washing machine, tumble dryer
- Contemporary white sanitary ware with stylish chrome fittings
- Tiled walls and floors for bathrooms and en-suites
- Heated, chrome towel rails
- Bespoke oak staircases
- Solid oak interior doors
- Brushed/polished chrome door furniture
- Decorative cornices
- Down-lighters and light fittings throughout
- Insulated loft hatch
- Triple-glazed windows
- Under-floor central heating with individual room thermostats
- PV panels to assist with hot water
- Outside taps
- External wall lights and power points

**Guide Build costs are based on appointment of Main Contractor**

|  | <b>Plot 1</b>                | <b>Plot 2</b>                      | <b>Plot 3</b>             |
|--|------------------------------|------------------------------------|---------------------------|
| External Floor Area                        | 2924 sq ft                   | 3530 sq ft                         | 3256 sq ft                |
| Plot size                                  | 1439.99 sq. m =<br>0.35 acre | 1596.23 sq. m =<br>0.39 acre       | 1520 sq. m =<br>0.37 acre |
| Land Cost                                  | £525,000                     | £550,000                           | £550,000                  |
| <b>TOTAL LAND &amp; BUILD COST - GUIDE</b> | £1,445,000                   | £1,620,000<br>Excludes<br>basement | £1,560,000                |

**The potential purchaser can select key specification elements and the construction costs will be adjusted up or down to take into account purchasers choice.**

**Further plans and details of build contract available on request.**

**Planning reference WD/2022/1041/FA**

- Freehold
- All mains services to be connected, council tax to be assessed
- EPC – a Predicted Energy Performance Certificate will be prepared by Scandia-Hus
- Significant Stamp Duty saving, as duty only paid on land purchase
- The annual MPRA (Maresfield Park Roads Association) subscription for households with one or more cars is currently £155. For households with no cars, £75.

**Location**

The plots are situated in the sought-after Maresfield Park, close to the pretty village of Maresfield. The village offers an 18th century pub, as well as a general store. The village is on the southern edge of the Ashdown Forest which was a deer hunting reserve from the time of King Edward II of England. The forest offers excellent walking and riding.

Mainline railway stations can be found at nearby Uckfield and Buxted, with services to London in just over 1 hour. Uckfield offers a new M&S food hall which is just a 5 minute drive from the properties. Further shopping and leisure facilities are in Royal Tunbridge Wells, about 14 miles distant. The A22 provides access to the M25, central London and Gatwick airport. There is an excellent choice of independent schools in the area including Worth, Cumnor House, Bede’s and Mayfield.



## Examples of Scandia-Hus interiors



LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LONDON  
121 Park Lane  
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W1K 7AG  
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