



16 The Paddock

16 THE PADDOCK, MARESFIELD, EAST SUSSEX



Details

PROPERTY PROFILE



- Five bedrooms with en suite to principal
- Sitting room and triple-aspect conservatory
- 22ft kitchen/breakfast room with utility
- Formal dining room
- Driveway and double garage
- 0.2 acre plot in quiet cul de sac near Ashdown Forest

Positioned at the end of a quiet cul de sac on the edge of Ashdown Forest, this beautifully presented detached home provides over 2,000 sq ft of light, versatile accommodation, an attached double garage and a landscaped garden of about 0.2 acres designed for year round enjoyment.

A welcoming entrance hall opens to well arranged ground floor accommodation. The sitting room, centred on a substantial brick fireplace with decorative wall architrave, leads through sliding doors to a triple aspect conservatory with half brick walls, vaulted roof and access to the terrace. At the heart of the home, the 22ft kitchen/breakfast room has been reconfigured to create a sleek, handle less space with white metro tiled splashbacks, block wood work surfaces and a generous peninsular breakfast bar.

Integrated cooking appliances sit alongside provision for a dishwasher, while a fitted utility room offers side access, space for a washing machine/dryer and houses gas boiler. A bay fronted dining room with decorative architrave provides a formal setting, and a cloakroom completes the ground floor. Attractive wood effect flooring runs throughout the reception areas and utility, giving a cohesive finish.

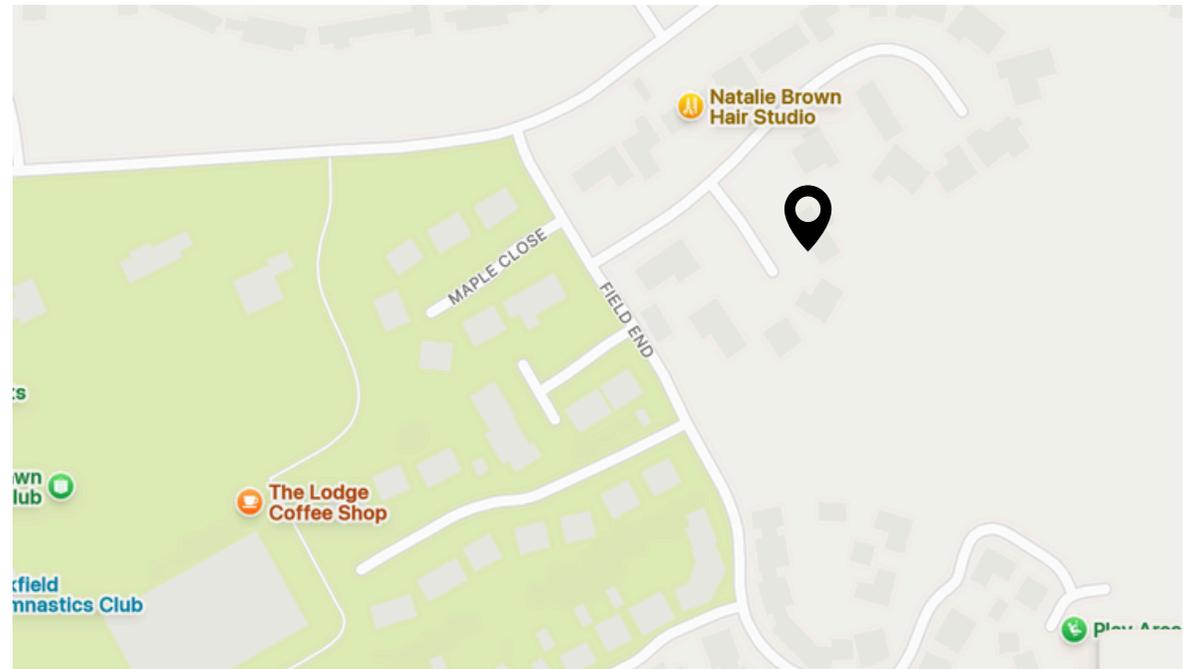
Upstairs, a broad landing leads to four good sized bedrooms and a further single/study, all with built in wardrobes. The principal bedroom benefits from a contemporary en suite, while a modern family bathroom serves the remainder.

Approached via a generous driveway with lawn and young trees, the property includes an attached double garage. To the rear lies a sizeable, private garden with level lawn, mature planting, paved seating and a substantial covered deck, creating an ideal environment for outdoor dining and entertaining in all seasons.

Location

THE NEIGHBOURHOOD

Set in the sought after village of Maresfield, this home enjoys a peaceful cul de sac position on the edge of Ashdown Forest. The Forest, part of the High Weald AONB, offers 6,500 acres of heathland, wildlife and scenic trails. Maresfield has a primary school, recreation ground, village hall and the historic Chequers Inn, while Uckfield, Crowborough and Haywards Heath provide extensive shopping, dining and leisure options. Ashdown Business Park, with an M&S Foodhall, Home Bargains and Costa, is a short walk away. Excellent state and independent schools lie close by, with swift road and rail links to London, Brighton and Tunbridge Wells.



16 The Paddock
Maresfield
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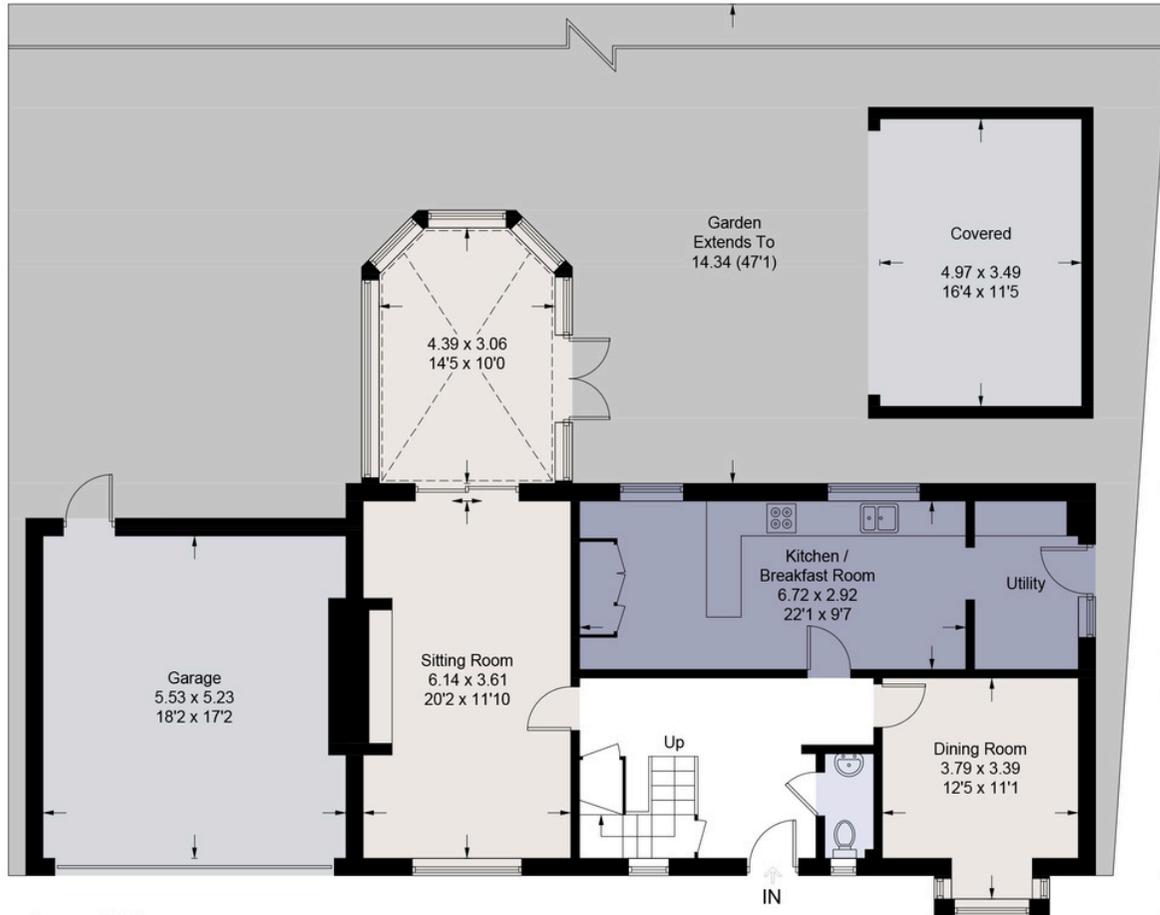
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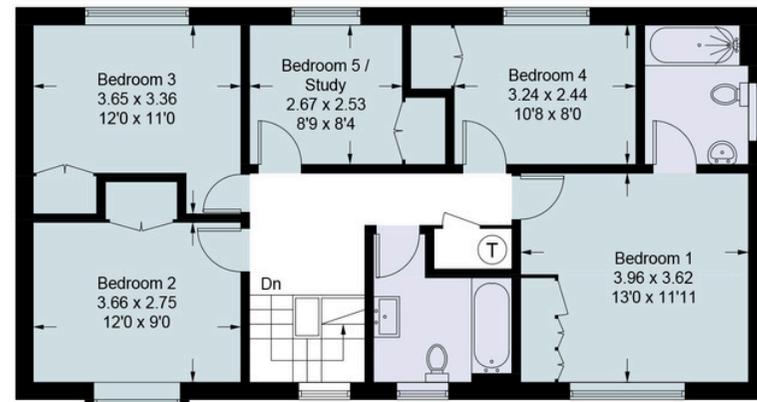


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Approximate Gross Internal Area = 167.7 sq m / 1,805 sq ft
 Garage = 29.3 sq m / 315 sq ft
 Total = 197.0 sq m / 2,120 sq ft
 (Excluding Open Space)



Ground Floor



First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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