



OAKFIELD



Straight Half Mile, Maresfield, TN22 2HH

Asking Price £850,000



**Straight Half Mile, Maresfield,
TN22 2HH**

A rare opportunity to purchase this individual detached chalet-style residence, set on a generous plot of approximately half an acre. The property enjoys an elevated position, tucked back from the road, offering privacy and attractive views from the front.

The spacious and versatile accommodation can be arranged to suit a variety of needs. The home is entered via a welcoming entrance hall with a boiler cupboard, stairs to the first floor, and sliding patio doors opening to the rear garden.

The generous sitting room enjoys a lovely dual aspect overlooking the garden and features a fitted woodburner with a decorative surround and mantel. Double doors open through to a bright study, also enjoying a double aspect.

The kitchen/breakfast room offers a good range of base and eye-level units with open shelving, tiled work surfaces, a sink unit, induction hob, built-in electric oven, and extractor canopy. A separate utility room provides additional storage, slate-tiled worktops, a sink, space for appliances including a washing machine, tumble dryer, and an American-style fridge/freezer, as well as access to an enclosed paved terrace.

From the main hall, there is a double bedroom with a built-in wardrobe and a cupboard housing the hot water cylinder. An inner hallway leads to two further bedrooms and a shower room—this section of the property offers excellent potential to create a self-contained annexe if desired.

Upstairs, there are two further bedrooms served by a family bathroom. The main bedroom includes two built-in double wardrobes, eaves storage, sliding doors to a decked balcony, and an en-suite bathroom. The guest bedroom benefits from its own en-suite cloakroom.





Outside, the property is approached via a long driveway leading to a detached double garage with twin up-and-over doors. The drive is flanked by lawns with mature trees and established boundaries, including two Horse Chestnuts and an Oak. The rear garden is mainly laid to lawn with a brick terrace and a charming garden room, providing an ideal space for outdoor relaxation or entertaining.

Kitchen/ Breakfast room

23'7 x 8'6 (7.19m x 2.59m)

Utility Room

13'2 x 10'10 (4.01m x 3.30m)

Study room

13'2 x 13'0 (4.01m x 3.96m)

Sitting Room

22'9" x 15'1" (6.94 x 4.60)

Bedroom

14'6" x 13'9" (4.43 x 4.20)

Bedroom

14'2" x 10'5" (4.32 x 3.18)

Bedroom

13'6" x 13'1" (4.11m x 3.99m)

Bedroom

23'9" x 17'7" (7.24m x 5.36m)

Bedroom

14'2 x 12'4 (4.32m x 3.76m)

Garden room

20'2" x 16'1" (6.15m x 4.90m)

Garage

19'5" x 18'10" (5.93 x 5.75)

Council Tax Band- F £3768



Floor Plan



TOTAL FLOOR AREA : 3273 sq.ft. (304.0 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.

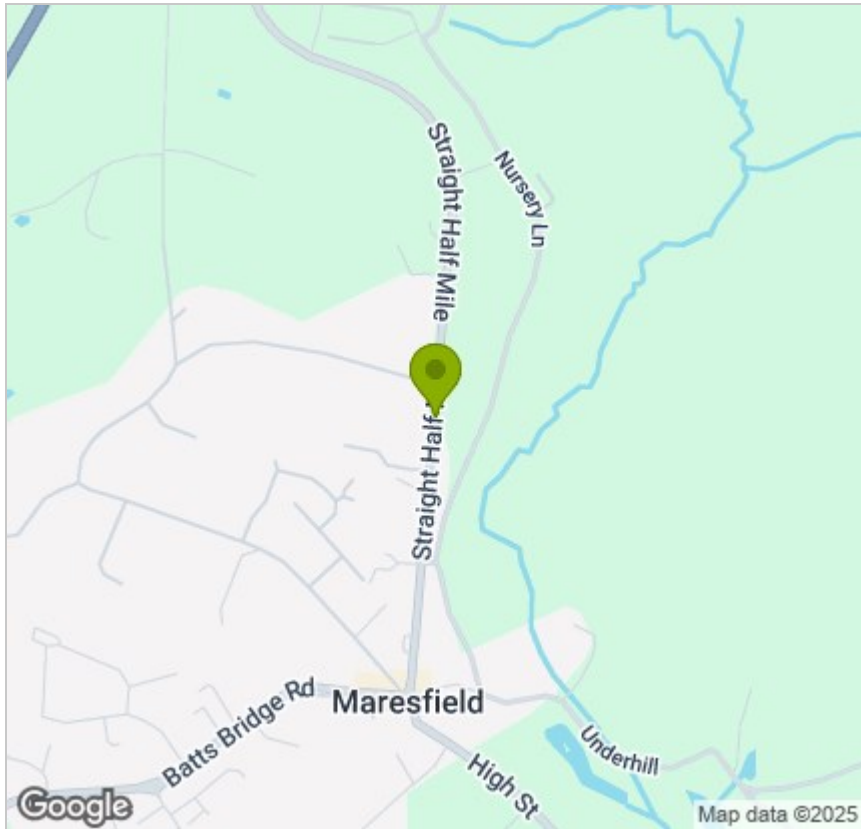
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Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

