



Maplewood Drive, Lingfield

Offers in Region of £775,000

**MANSELL
McTAGGART**
Trusted since 1947

Maplewood Drive

Lingfield

This stunning four bedroom detached family home is nestled within an exclusive and secure gated development of only seven homes and is surrounded by beautiful countryside landscapes. Constructed in 2018 by renowned developers Fairfax, this property has been meticulously designed to utilise a natural Cedar facade accompanied by natural slate roofs which perfectly suits the rural surroundings.

The accommodation briefly comprises: entrance hall with coat cupboard and under stairs media cupboard; triple aspect open plan living/dining room area with full length folding doors to the garden and wood flooring; kitchen area with quartz work surfaces, cooking and breakfast island plus Neff integrated appliances and ceramic tiled flooring. Leading off the entrance hall is a downstairs bathroom and two double bedrooms, both with fitted wardrobes.

On the first floor there is a master bedroom with ensuite shower room, built in wardrobes and large sun terrace. A double guest bedroom also with an ensuite shower room and built in wardrobes concludes the accommodation.





Maplewood Drive

Lingfield

Externally, the property further benefits from driveway parking for multiple vehicles and gated access to the rear. The secluded and substantial rear garden is mostly laid to an expanse of lawn with a patio area abutting the rear of the property. The current owners have also installed a multipurpose garden studio with built-in storage, air conditioning, electrical outlets, lighting and heating providing a versatile space for various applications.

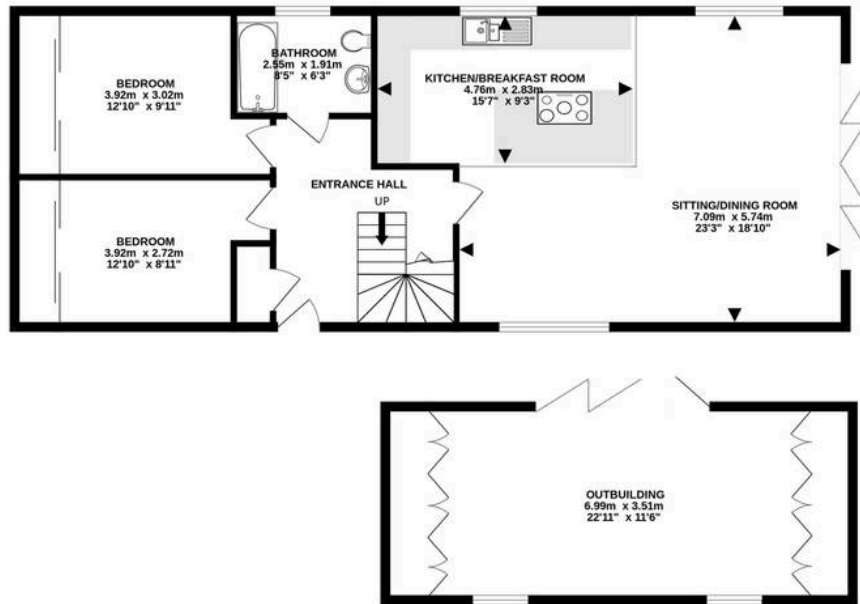
This property also enjoys solar panels with battery storage facilities.

Annual estate charge - £600 (includes - maintenance of the gates, road, lighting and road)

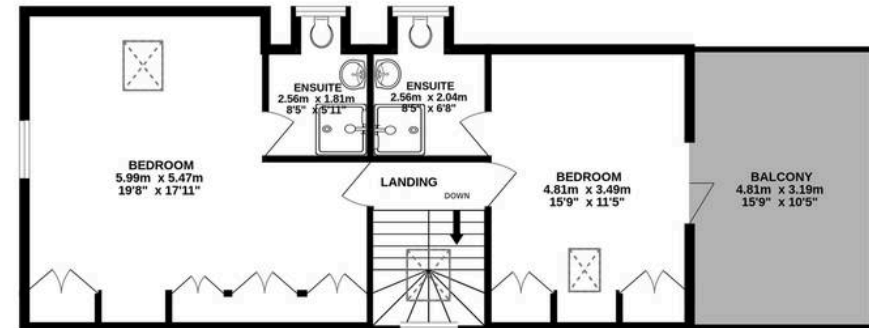


- Detached family home
- Four double bedrooms
- Two ensembles
- Open plan modern living
- Constructed in 2018
- Exclusive development
- Secluded rear garden
- Bespoke garden studio
- 14 Solar panels
- Quiet location

GROUND FLOOR
116.7 sq.m. (1256 sq.ft.) approx.



1ST FLOOR
59.4 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 176.1 sq.m. (1895 sq.ft.) 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.
Made with Metropix ©2025



Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.