



**Woodstock, The Drive, Maresfield Park, TN22 2HB**

Guide Price **£800,000 – £825,000**

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# Woodstock, The Drive

Maresfield Park, Maresfield

A deceptively spacious 1920's 5 bedroom 2 bathroom detached bungalow occupying a stunning plot of half an acre with beautifully well-tended gardens and a detached double garage. Situated in the highly desirable private estate of Maresfield Park within walking distance of the village amenities.

Woodstock is an exceptional and spacious single storey dwelling lying well within its stunning plot with beautiful floral gardens arranged in many sections. The property has been remodified and enlarged by the current owners who have resided here since 1983 and offers largely open plan living accommodation and vast potential for further enlargement.

The property is entered via an entrance porch which continues through to a spacious hallway. The largely open plan living area consists of an impressive double aspect L-shaped sitting room with a traditional brick fireplace and French doors opening to the garden and continues through to the dining room which has a fireplace and woodburning stove. The kitchen is fitted with a matching range of units to eye and base level with the cloakroom found nearby.

There are 4 bedrooms on the ground floor all of which are a double with the majority having a built-in wardrobe and a beautifully refitted shower room comprising of a contemporary suite. The first floor provides the principal bedroom with access to eave storage and an en-suite shower room.





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Outside the front of the property is approached via a gravel driveway which in turn leads to the detached double garage with electric up and over doors. The gardens are predominately laid to lawn and extend to the front of the property, hosting a wide variety of mature trees and well stocked flower and shrub beds. The rear portion offers many potting areas and timber outbuildings including a workshop. You will find the original entrance porch which has a mock Tudor elevation and the original driveway which is accessed via a right of way.

The Drive forms part of this highly desirable and exclusive development, Maresfield Park, close to the heart of Maresfield village. The village centre is a designated conservation area and nestles midway between the chalk hills of the North and South Downs and on the edge of the stunning 6,500 acre Ashdown Forest offering exceptional walking and riding.

The village offers an 18th century pub, as well as a general stores and post office. Mainline railway stations can be found at nearby Uckfield and Buxted.

Local shopping facilities can be found initially in Uckfield which offers day to day needs with a more comprehensive range of shopping and leisure facilities in Royal Tunbridge Wells:

EPC rating D

Council tax band F

Services: Gas fired central heating and mains drainage

Tenure: Freehold



# Maresfield Park, Maresfield

Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft  
Outbuildings = 48.9 sq m / 526 sq ft  
(Including Garage)  
Total = 204.3 sq m / 2199 sq ft

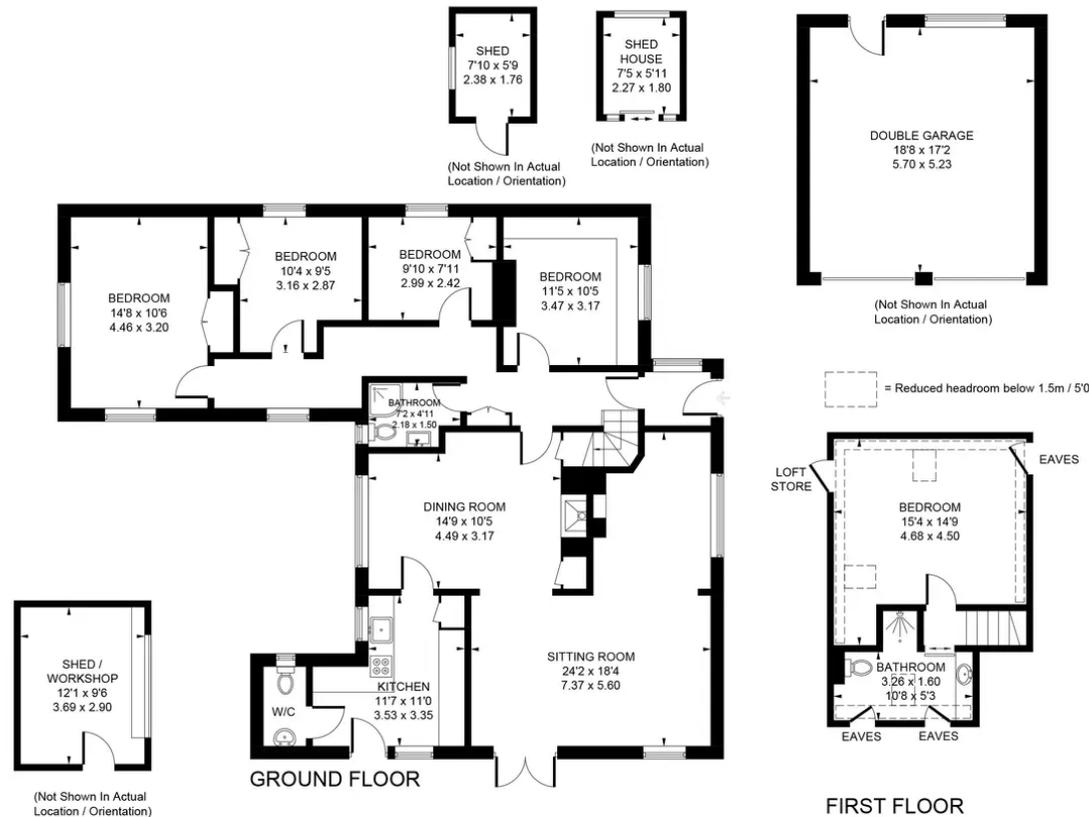


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID986319)

## Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

[uf@mansellmctaggart.co.uk](mailto:uf@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/uckfield](http://www.mansellmctaggart.co.uk/branch/uckfield)

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