



Foxwood, Straight Half Mile, Maresfield

Uckfield, East Sussex TN22 3DN

Offers in Region of **£1,000,000**

**MANSELL
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Foxwood Straight Half Mile

Maresfield, Uckfield

A beautifully presented 5 bedroom, 2 bath/shower room detached chalet bungalow enjoying an exceptional garden extending to approximately 1.33 acres with a detached double garage with an office/studio above, a brick-built workshop and a delightful summer house.

Enjoying an enviable position on the outskirts of the picturesque village of Maresfield this immaculately maintained property sits excellently in its wonderful plot accessed via electric gates and a sweeping driveway and benefits from, in brief, on the ground floor; an entrance hallway, a kitchen breakfast room with a range of matching high gloss units to eye and base level and access to the utility room which in turn offers external access, a separate dining room which leads to a spacious living room with an enclosed fireplace, large storage cupboard and patio doors, a beautifully fitted shower room and three generous bedrooms are also on the ground floor. From the entrance hall a staircase rises to the first floor offering two further double bedrooms one with access to the large loft area and a bathroom.

- Detached chalet bungalow
- 5 bedrooms
- 2 bath/shower rooms
- Approximately 1.33 acre garden
- Detached double garage with office above
- Workshop
- Summer house
- Electric gates
- Semi-rural edge of village location
- Excellent opportunity for extension/improvement (subject to planning)





Foxwood Straight Half Mile

Maresfield, Uckfield

Outside the gardens and grounds are a particular feature, extending to approximately 1.33 acres mainly laid to level lawn bordered by mature trees and hedges, a detached double garage has an office/studio room above, a brick-built workshop sits next to the garage and a delightful summer house is located further up the garden with an overhanging veranda and seating terrace. The property is approached via electric gates and a sweeping driveway through the front garden.

EPC rating D & Council tax band F

Services: Oil fired central heating and mains drainage

Foxwood is enviably positioned on the northern edge 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, post office, village green/recreation ground and church. Mainline railway stations can be found at nearby Uckfield and Buxted offering services to London in just over 1 hour (London Bridge/Victoria 67 mins).

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: offering a shopping mall, two theatres, numerous bars/restaurants and a multiplex cinema.





Approximate Gross Internal Area (Excluding Outbuildings / Garages) = 210.84 sq m / 2269.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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