



## The Drive, Maresfield Park, Maresfield

Uckfield, East Sussex TN22 3ER

Guide Price £1,000,000 – £1,100,000

**MANSELL  
McTAGGART**  
Trusted since 1947

# The Drive, Maresfield Park

## Maresfield, Uckfield

A magnificent 5 bedroom, 3 bath/shower room detached cottage enviably positioned in this highly sought-after private road bordering open fields and enjoying a beautiful outlook across the neighbouring countryside.

Having been significantly renovated by the current owners to an exacting standard, the main house offers 4 bedrooms and 2 bath/shower rooms with the annex/games room/studio above the triple garage also providing a bedroom and shower room. This beautiful character cottage boasts a wealth of period features, has been finished to a high specification and benefits from, in brief, on the ground floor; an entrance hall with tiled flooring, a useful downstairs cloakroom, utility room with a side door providing access to the driveway, a stunning solid wood hand-made kitchen with a range of matching units to eye and base level, quartz worksurfaces, double butler sink, Sandyford range which is also the boiler and a smeg electric oven. Just off the kitchen is a delightful dining area with three walls of windows and a door opening onto the outside seating terrace and a bay fronted living room with a door to the outside seating terrace and a log burning stove.

From the entrance hallway a staircase rises to the first floor offering a principal bedroom suite with a dressing room and beautifully fitted en-suite shower room, two further double bedrooms a modern family bathroom with a shower above the bath and a fourth bedroom currently used as a home office.





## The Drive, Maresfield Park

Maresfield, Uckfield

Outside the gardens and grounds are a particular feature having been thoughtfully landscaped to provide an excellent relaxing and entertaining space boasting an impressive outside kitchen with power, light, a bar and a seating terrace leading towards a pond with a fountain.

An expansive seating terrace immediately adjoins the rear of the property with a deep well to one end with lighting. The majority of the garden is laid to level lawn bordered by stock fencing allowing uninterrupted views across the adjacent farmland, an external staircase for the triple garage provides access to the annex/games room/studio above which boasts a shower room, kitchenette, living area and bedroom.

The front of the property is approached via a large driveway leading to the triple garage which provides two open bays and one enclosed bay. A path through the front garden provides access to the front door.

EPC rating E & Council tax band G

Services: Oil fired central heating and private drainage

Tenure: Freehold



# The Drive, Maresfield Park, East Sussex, TN22

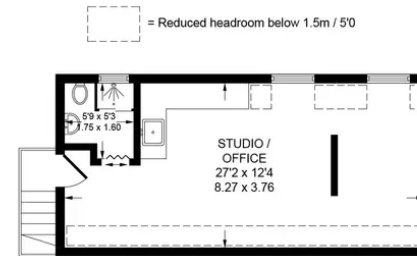
Approximate Gross Internal Area = 150.2 sq m / 1617 sq ft

Outbuildings = 66.0 sq m / 710 sq ft

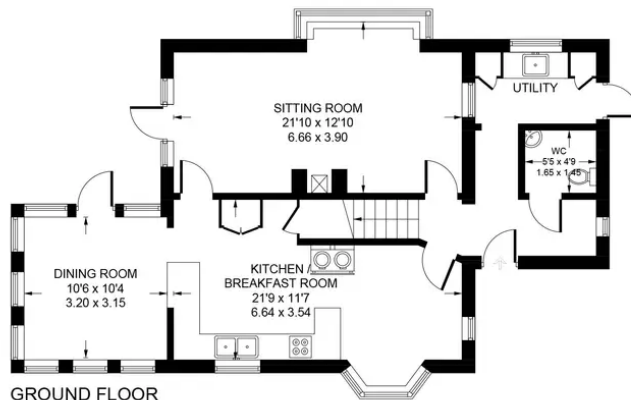
Total = 216.2 sq m / 2327 sq ft



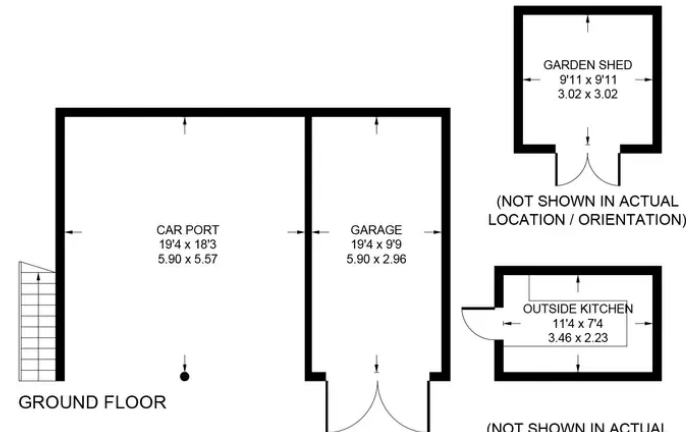
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1031181)

## Mansell McTaggart

204-206 High Street, Uckfield 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)

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.