



## London Road, Maresfield

Uckfield, East Sussex TN22 2EB

Offers In The Region Of **£875,000**

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# London Road

## Maresfield

A magnificent and historical 3-bedroom grade II listed character restored farmhouse which dates to the 15th century, occupying 1.76 acres of stunning formal gardens, having been extensively and sympathetically restored by the current owners.

This beautiful medieval building boasts a wealth of period features dates back as early as 1480 and still has most of its original features (please contact our office for a full list of restoration works and also a historical archaeological survey report is available) to an exacting standard and benefits from, in brief, on the ground floor; an entrance hall with re-laid original brick flooring, a kitchen diner with a range of matching units to eye and base level, downstairs bathroom which still has the original bread ovens, a cellar where the walls have been water resistant treated and power installed so can be used as a utility room or wine cellar. A living room can also be found on the ground floor boasting a stunning inglenook fireplace which has been refurbished and lighting installed, from the entrance hallway a staircase rises to the first floor where the oak flooring has been treated, refurbished, and offers; a spacious principal bedroom, a second double bedroom, a WC and a good size third bedroom.

Outside the gardens and grounds are a particular feature, extending to 1.76 acres of formal south facing gardens which have been thoughtfully landscaped to create several seating and entertaining areas, a large re-laid brick terrace immediately adjoins the rear of the property in a Herringbone pattern, the original water well has been opened up as a feature, a large pond is fed by a man-made stream which is in turn fed by a 30 metre deep bore hole which is also used to water the garden. 3 other ponds can be found throughout the garden, all ponds well stocked with various types of fish, Carp up to 20lb in weight.







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As well as several seating and sunbathing terraces, firepit and relaxing areas, the double car port has been converted into a bar and BBQ area with power, lighting, and heaters, this garden is perfect for entertaining and or relaxing and comes into its own in the spring and summer months.

Other outside storage facilities are available with 5 sheds, 3 log stores, 2 greenhouses and several vegetable beds and large chicken coop for over 50 hens, the whole garden is enclosed with dog proof fencing. The front of the property has also received substantial improvement works with a beautiful front garden full of rose bushes, refurbished walls and a driveway to one side leads to remote controlled electric gates providing access to the parking area.

EPC rating N/A – Grade II Listed & Council tax band F

Services: Oil fired central heating and private drainage

The property is situated between Uckfield and Maresfield village. Nearby Maresfield village offers a highly regarded primary school, village shop, public inn and a picturesque church. Buxted and Uckfield mainline railway station can be found within a short driving distance offering services to London in just over 1 hour (London Bridge/Victoria 67 mins). Uckfield provides local shopping facilities for day to day needs with a more comprehensive range of shopping and leisure facilities in Royal Tunbridge Wells: which offers a shopping mall, two theatres, numerous bars/restaurants and a multiplex cinema. The A22 provides swift vehicular access to the M25 and the national motorway network, central London and Gatwick airport. Rail services also run from Crowborough (6 miles) and Haywards Heath (13 miles) offering services to London Bridge/Victoria with journey times to London 63 mins and 47 mins respectively.



# London Road, Budletts, TN22

Approximate Gross Internal Area = 1315 sq ft / 122.2 sq m

Cellar = 80 sq ft / 7.4 sq m

Outbuildings = 356 sq ft / 33.1 sq m

Total = 1751 sq ft / 162.7 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1032387)

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