



19 Forest Park, Maresfield,

Uckfield, TN22 2NA

Guide Price **£700,000 – £725,000**

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19 Forest Park

Maresfield, Uckfield

An exceptional 4 bedroom, 3 bathroom detached modern executive style home, with a large driveway, integral double garage and a beautifully arranged rear garden. Forming part of a private cul de sac with 9 acres of shared woodland and grounds.

19 Forest Park is a stunning and spacious executive home, having been significantly improved and enlarged on the ground floor by the current owners. The property has been beautifully finished to an exacting standard and features impeccably refitted contemporary en- suites and a beautifully arranged kitchen/breakfast room. The open plan living accommodation is a most distinguishing feature of the property, triple aspect with a glass lantern and French doors opening to the rear garden.

The property extends to 2387 sq ft with the ground floor living accommodation having underfloor heating. Entered via a spacious central lobby with a study and cloakroom either side. The open plan living area measures 30'5 x 23'9 arranged as a dining room, study/library and a garden room with glass lantern and French doors opening to the garden. The kitchen/breakfast room is made up of a range of fitted units to one side with a peninsular, built-in induction hob, double ovens and a warming draw. The utility room is found to one side and has a personal door into the integral garage. The breakfast area has a set of French doors opening to the rear garden and a glass lantern.

The first floor provides a spacious landing, there is a generous size principal bedroom with an extensive range of built-in wardrobes and an ensuite shower room, a guest bedroom with en-suite, 2 further bedrooms and a family bathroom with an enclosed bath.





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Outside, the front of the property is approached via a large bricked paved driveway which provides parking for a number of vehicles and in turn leads to the integral double garage. The rear garden predominantly laid to level lawn is interspersed and flanked by mature beds. A paved seating terrace adjoins the rear of the property.

EPC Rating: C

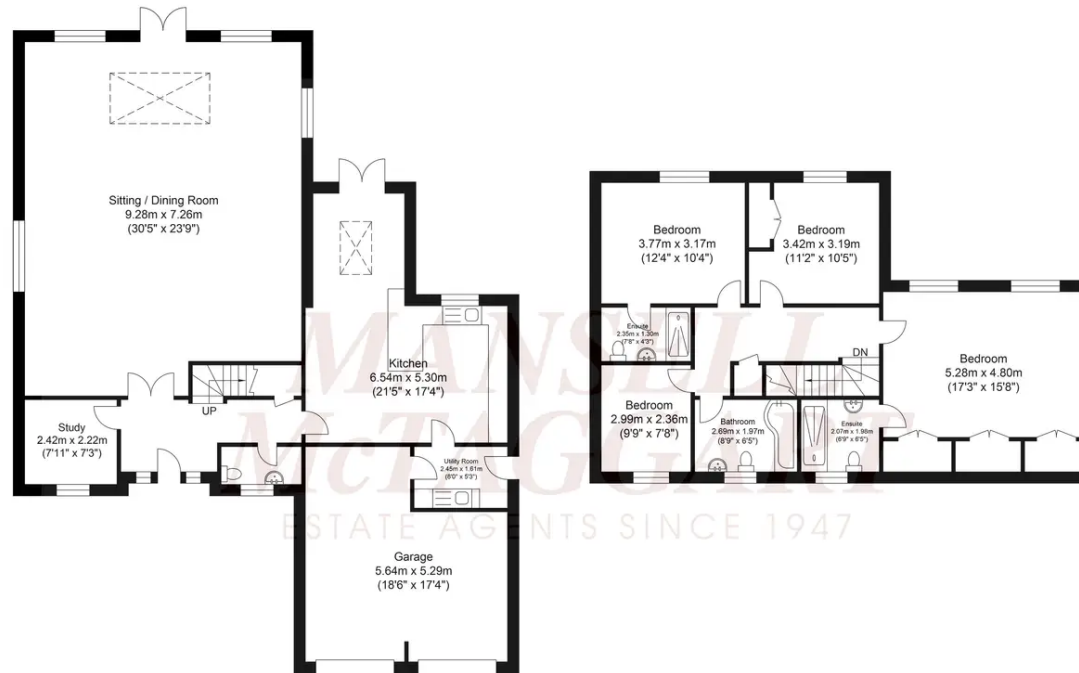
Council Tax band: G

Gas central heating and mains drainage

Freehold

Forest Park is a small and exclusive cul-de-sac located at the western boundary of the highly sought after village of Maresfield. The village itself offers a strong sense of community spirit and has a post office, general store, hotel/restaurant/bar, picturesque church, recreation ground, village hall and a highly regarded primary school. There is also a sports complex within a few yards of Forest Park comprising an outdoor/indoor bowls club; tennis club and a gymnastics club for all ages from very young upwards and a new Marks and Spencers within walking distance. A more comprehensive range of shopping and leisure facilities can be found at nearby Uckfield offering a multi-screen cinema, public library, supermarkets, numerous bars/restaurants and a railway station offering services to London. The nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuting service to London (Victoria/London Bridge both approximately 47 mins).





Ground Floor
Approximate Floor Area
1519.75 sq ft
(141.19 sq m)

First Floor
Approximate Floor Area
868.10 sq ft
(80.65 sq m)

Approximate Gross Internal Area (Including Garage) = 221.84 sq m / 2387.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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