



## Acer House, The Drive, Maresfield Park,

Maresfield, East Sussex, TN22 2HE

Guide Price **£1,200,000 – £1,300,000**

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# Acer House, The Drive

Maresfield Park, Maresfield

A magnificent 4 double bedroom 3 bath/shower room detached family home beautifully positioned in its generous plot (approx. 1/2 acre) in this highly sought-after private road in the picturesque village of Maresfield affording over 2,500 sq ft.

Occupying a stunning level plot of approximately 1/2 acre, this beautifully finished and presented house has been significantly improved by the current owners and benefits from, in brief, on the ground floor; a spacious entrance hall, a bay fronted dining room, an impressive living room with double doors opening onto the outside seating terrace, a useful home office, a modern kitchen breakfast room with a range of matching units to eye and base level, integrated appliances, double doors open to the outside seating terrace and access to the utility room which in turn provide access to the integral double garage.

From the entrance hall a staircase rises to the first floor offering; an impressive principle bedroom suite with large en-suite, a range of fitted wardrobes and a dressing area, another en-suite bedroom with fitted wardrobes, a modern family bathroom and two further double bedrooms with built-in wardrobes.

Outside the gardens and grounds are a particular feature extending to approximately 1/2 an acre mainly laid to level lawn with a large southerly seating terrace immediately adjoining the rear of the property offering a high degree of privacy.

The property is approached via a five bar gate with an impressive driveway providing parking for several vehicles.

Council Tax Band: G - EPC C - Mains drainage - GFCH







## Acer House, The Drive

### Maresfield Park, Maresfield

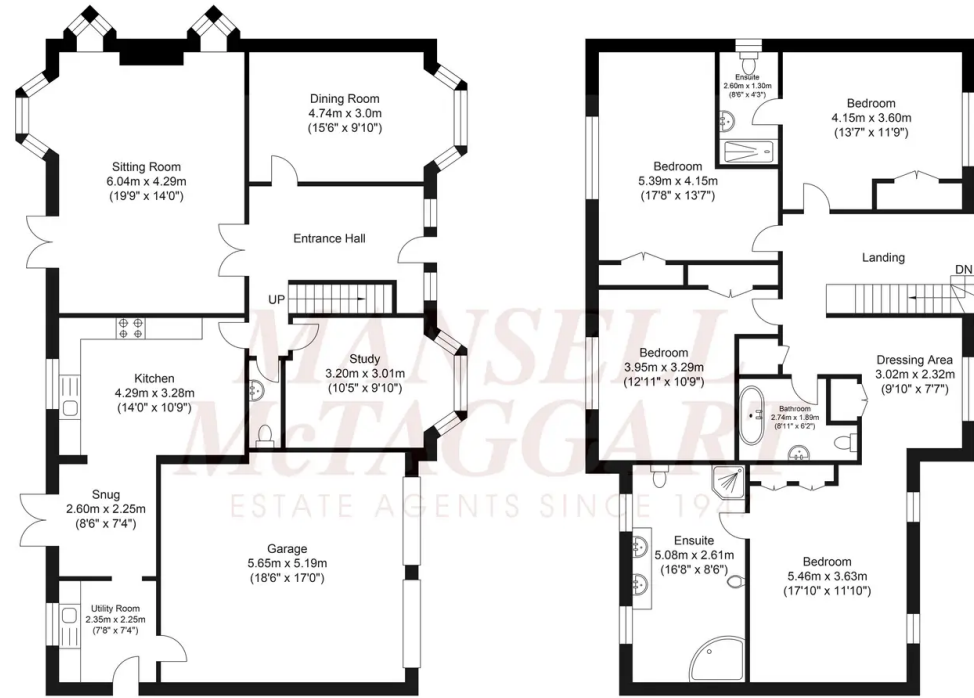
The Drive forms part of this highly desirable and exclusive development, Maresfield Park, close to the heart of Maresfield village. The village centre is a designated conservation area and nestles midway between the chalk hills of the North and South Downs and on the edge of the stunning 6,500 acre Ashdown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

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. The area is renowned for its excellent schooling for all age groups, St Leonards at Mayfield and Cumnor House at Dane Hill. Recreation and sporting facilities nearby include racing at Plumpton, Lingfield Park and Brighton. Local golf courses include two at Royal Ashdown, Crowborough, Piltown and the East Sussex National at Uckfield.





Ground Floor  
Approximate Floor Area  
1333.64 sq ft  
(123.90 sq m)

First Floor  
Approximate Floor Area  
1209.64 sq ft  
(112.38 sq m)



Approximate Gross Internal Area (Including Garage) = 236.28 sq m / 2543.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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