



4 Robian Close, Maresfield
Uckfield

Guide Price **£475,000 – £495,000**

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Maresfield, Uckfield

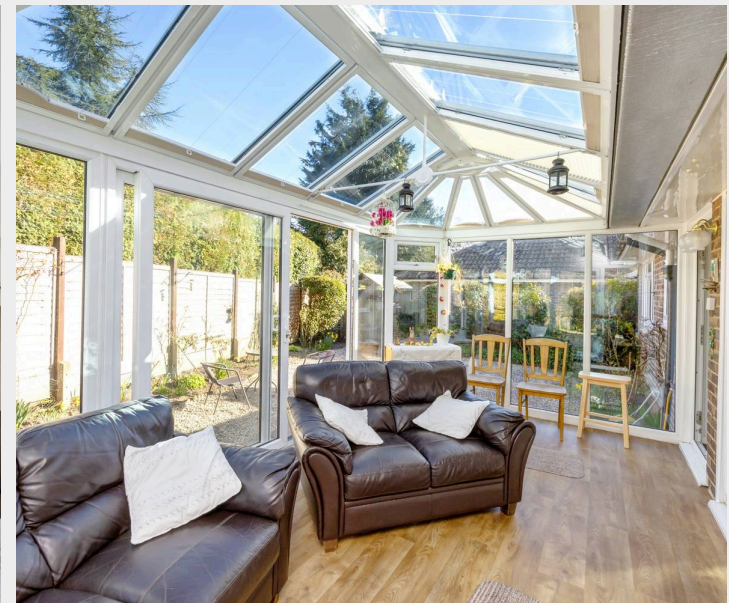
A beautifully finished 2 bedroom detached bungalow enviably positioned at the end of this desirable quiet cul-de-sac within the heart of the picturesque village of Maresfield with its historic Public Inn, convenient local shop, recreation ground, church and sporting facilities a short walk away. Having been significantly improved by the current owner this delightful detached bungalow benefits from, in brief; a useful entrance porch, a modern kitchen featuring a range of matching units to eye and base level and access to the conservatory, an impressive 20 ft living room diner with sliding patio doors opening into the conservatory which in turn provides access to the rear garden.

The property also boasts a generous principle bedroom with a large fitted wardrobe, a spacious second bedroom and a modern wet-room.

Outside the rear garden has been thoughtfully landscaped for minimal maintenance featuring several seating areas carefully positioned to take advantage of the sun and shade. A side gate provides access to the driveway and a timber shed can be found in one corner of the garden.

The front of the property is approached via a long driveway offering parking for several vehicle leading to the garage, a path through the pretty front garden leads to the entrance porch.

Robian Close is pleasantly situated in the heart of this popular village. The village 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.





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Maresfield offers a village Inn/hotel, general store as well as the recently opened Marks and Spencer supermarket and Home Bargains. Several bus routes go through the village including to, Uckfield, Lewes, Haywards Heath and East Grinstead. A mainline railway can be found at 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.

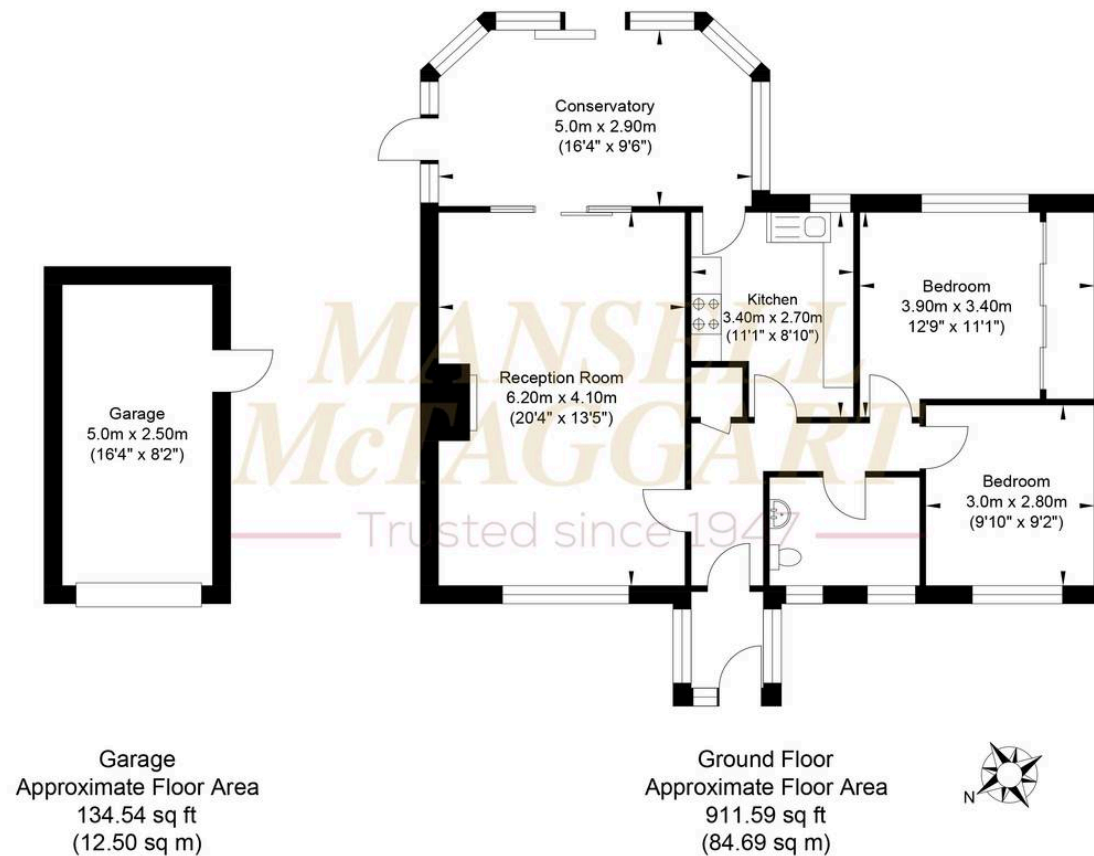
The area is renowned for its excellent schooling for all age groups and Tonbridge, Sevenoaks and Bede's at Hailsham are all within easy reach with Holmewood House prep school, St Leonards at Mayfield and Cumnor House all easily accessible. Recreation and sporting facilities nearby include racing at Plumpton, Lingfield Park and Brighton. Local golf courses include two at Royal Ashdown, Crowborough, Piltdown and the East Sussex National at Uckfield.

Council Tax band: D

Tenure: Freehold



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Approximate Gross Internal Area (Excluding Garage) = 84.69 sq m / 911.59 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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