



Hill House, Maresfield. TN22 3DP
Uckfield

£1,200,000
MANSELL
McTAGGART
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Hill House

Maresfield, Uckfield

An exceptional 6 bedroom 4 bathroom detached 1930's country home, occupying a stunning plot of 0.67 of an acre with a garden studio, a range of outbuildings and detached two bay oak framed garage.

Hill House is a beautiful and substantial country home, lying well within its plot with gardens and grounds enjoying a south westerly aspect. The property has been significantly improved and enlarged over the recent years and boast spacious accommodation over three storeys. The gardens are a particular feature of the home extending to almost 3/4 of an acre with a partly walled garden to the rear.

The property is entered via a generous 20' x 13'5" reception/games room with an impressive oak galleried staircase floating above. There is a formal sitting room with a fireplace and French doors opening to the rear garden. The kitchen/breakfast room is most distinguishing, fitted with a matching range of stylish units with integrated appliances and a large central island with a breakfast bar. There is a set of French doors continuing through to a dining room. The utility room is found nearby and to one side is a separate cloakroom.

The first floor provides a spacious galleried landing, a 26'10 x 15'8" principal suite with a dressing room and en-suite shower room. There is a guest bedroom with an en-suite bathroom, two further bedrooms, one with Juliette balcony and a family bathroom. The second floor provides two double bedrooms with Velux balcony dormers enjoying a fine view of the rear garden and a shower room.





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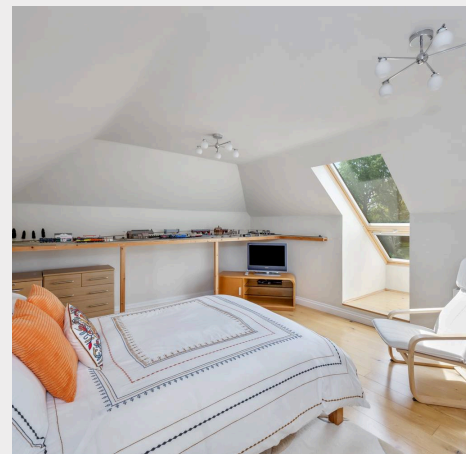
Outside, the front of the property is approached via a gravel driveway which in turn leads to the detached two bay garage. The rear garden is mainly laid to lawn with stone and decked seating terraces, flanked by well stocked beds and mature trees. The garden studio is found to one side. Beyond the formal gardens is a secret garden which is partly walled. The whole enjoying a south westerly aspect and good degree of seclusion.

Hill House is enviably positioned on the northern edge 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, post office, village green/recreation ground and church. 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.

Council Tax band: G

Tenure: Freehold



Straight Half Mile



Approximate Gross Internal (Excluding Garage/Outbuilding) Area = 251.68 sq m / 2709.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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