



Bramble Lea

MIDDLE DRIVE, MARESFIED PARK, MARESFIELD

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Bramble Lea

MIDDLE DRIVE, MARESFIED PARK, MARESFIELD, EAST SUSSEX TN22 2HG



- A magnificent executive style and substantial five bedroom home
- Occupying a stunning 2 acre plot of parklike grounds with an outdoor swimming pool
- Beautifully constructed and designed to an impeccable standard
- Double height reception hall with a most impressive galleried landing
- Underfloor heating on ground and first floors
- Detached double garage with studio/office/ games room
- Several spacious reception rooms

PRICE: £2,100,000
FREEHOLD

THE PROPERTY

A magnificent executive style five bedroom, five bathroom detached home, occupying a stunning approximately two acre plot with an outdoor swimming pool and detached double garage with studio above. Situated within a highly sought-after private road.

Bramble Lea is an individually designed substantial home built by the current owners on the site of a former single storey dwelling. The property offers 4231.82 sq ft of outstanding living accommodation extending over two storeys plus a 452 sq ft studio above the garage, the whole of the living accommodation benefitting from underfloor heating.





THE PROPERTY

There are several reception rooms on the ground floor centred around an impressive double height reception hall with a most elegant chandelier. There are many features to note, the property has a second kitchen/utility room and a formal drawing room for entertaining. The outdoor swimming pool is conveniently situated close by from the main living area. Outside, the house is approached via metal gates with a unique mature hedge and the rear gardens are arranged in various sections with woodland and there are various outbuildings and seating areas.

The property is entered via the stunning reception hall with a bespoke crafted staircase rising to the most extravagant galleried landing, there is a bay fronted living room with a log burning stove, a dual aspect bay fronted dining room/study/play room, a large utility room leading to a boot room, a downstairs shower room, a kitchen breakfast room with a range of matching units and double doors opening to an outside seating terrace. There is a 34'9 x 14'9 dual aspect drawing room with a log burning stove and French doors leading out the swimming pool.

The first floor provides a principal bedroom suite with a range of fitted wardrobes and a four piece en-suite bathroom with a bath and separate walk-in shower, two further en-suite bedrooms with a range of fitted wardrobes, a family bathroom with a bath and separate walk-in shower and two further generous double bedrooms.



OUTSIDE

Outside the park like gardens and grounds are a particular feature of the home, predominately laid to level lawn interspersed with flower beds bordered by mature trees. A seating terrace immediately adjoins the rear of the property with a swimming pool, a further seating terrace adjoins one side of the property. A pathway between mature trees provides access to the formal lawn, there is a former brick garage/outbuilding, timber shed, orchard and a bluebell woodland, the whole extending to approximately 2 acres.. A plant room adjoins one side of the property which contains workings of the pool.

The front of the property is approached via metal gates, the driveway provides parking for a number of vehicles and in turn leads to the detached double garage which has a studio/office/games room above. The garage could provide self-contained accommodation subject to consent.

Middle 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.



LOCATION

The village offers an 18th century public house, as well as a general stores. 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 area is renowned for its excellent schooling for all age groups and sporting facilities including racing at Plumpton, Lingfield Park and Brighton. Local golf courses include Royal Ashdown, Crowborough, Piltdown and the East Sussex National at Uckfield.





FLOORPLAN

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Approximate Gross Internal (Excluding Outbuilding) Area = 393.15 sq m / 4231.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

MANSELL McTAGGART

204 -206 High Street, Uckfield, TN22 1RD

01825 760770

uf@manselltaggart.co.uk

www.mansellmctaggart.co.uk

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