



School Cottages, High Street

Maresfield, East Sussex TN22 2EG

Guide Price £375,000 – £400,000

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School Cottages, High Street

Maresfield

A pleasantly positioned 2 bedroom 2 bathroom semi-detached 1930's cottage, occupying a stunning plot of 0.14 of an acre with beautifully arranged gardens and a substantial detached summerhouse. Situated in a discreet traffic free position enjoying a good degree of seclusion.

5 School Cottages is believed to have been built in 1931 having an attractive half tile hung elevation underneath a clay pitched roof. The gardens and setting are a particular feature of the home with the property being set back within its plot with beautifully established mature gardens front and back. The property has been significantly improved and remodified by the current owners over the recent years with the ground floor benefitting from a cloakroom and larder and the principal bedroom now having an en-suite shower room. The whole finished in a contemporary fashion.

The property is found behind a well established private front garden with a picket gate opening to a pathway leading to the covered entrance. There is an entrance lobby with the staircase rising to the first floor, an impressive sitting room with woodburning stove and from here you continue through to the kitchen. The kitchen is made up of a range of matching units with a range and electric hob. There is a cloakroom, a useful larder and a stable door leading out to the garden.

The first floor provides a landing, two double bedrooms and a family bathroom comprising a period style suite with a freestanding roll top bath. The principal bedroom has a built-in cupboard and an en-suite stylish shower room.





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The rear garden is beautifully arranged flanked by many well established flower and shrub beds with a log store to one side and a substantial summerhouse to the far boundary. The whole enclosed by hedging and trees providing a good degree of seclusion.

Fuel: Wood burning boiler

EPC rating TBC & Council tax band B

5 School Cottages is pleasantly positioned in the heart of this highly sought after village forming part of the conservation area. Maresfield offers a strong sense of community spirit and has several public facilities including a highly regarded village primary school, a village store, a village hall, a picturesque church and a recently refurbished Chequers Inn.

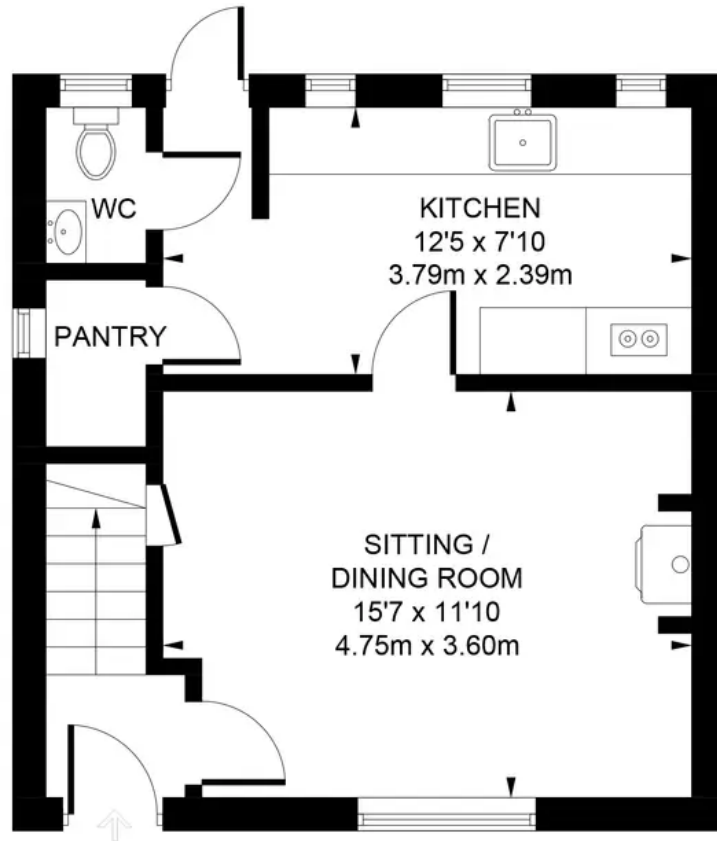
There are fine rural walks available nearby whilst a comprehensive range of shopping and leisure facilities can be found in nearby Uckfield, which offers numerous bars/restaurants, individual shops, a public library, railway station and several supermarkets. Additional railway services can be found at nearby Buxted offering services to London in just over an hour, whilst the nearby A272 provides swift vehicular access to Haywards Heath and a faster commuting service to London (London to Victoria in approx. 47 minutes).

The coastal resorts of Eastbourne and Brighton are also easily accessible, as is the breath taking 6,500 acre Ashdown Forest, with its vast scenic walks and bridle paths, (the inspiration behind A.A Milne's Winnie the Pooh books.)

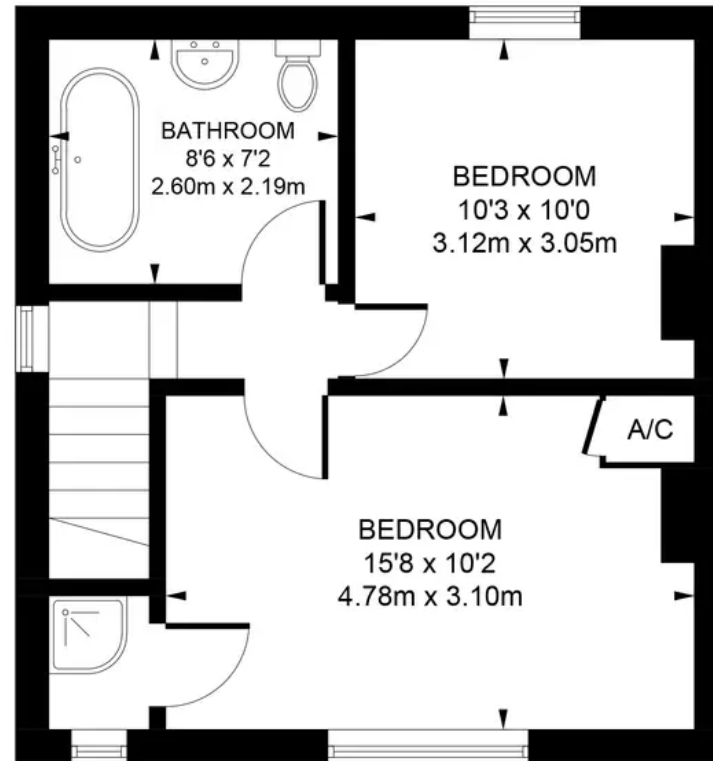


High Street, Maresfield, TN22

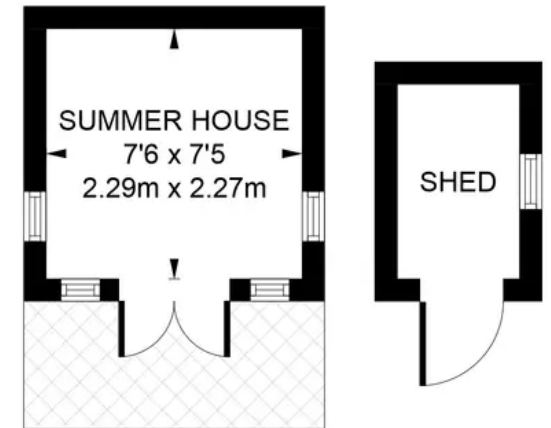
Approximate Gross Internal Area = 777 sq ft / 72.2 sq m
Summer House / Workshop / Shed = 156 sq ft / 14.5 sq m
Total = 933 sq ft / 86.7 sq m
External Area = 33 sq ft / 3.1 sq m



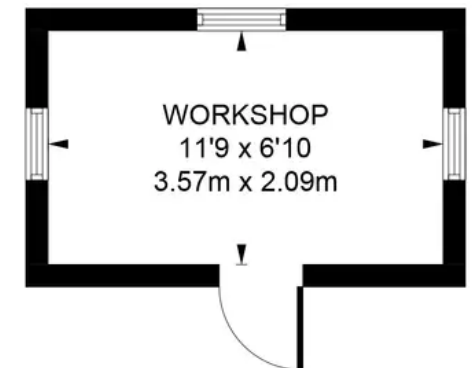
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)