



**Batts Bridge Road, Maresfield**

Uckfield, East Sussex TN22 2HJ

£750,000

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# Batts Bridge Road

## Maresfield

A deceptively spacious 3 bedroom 2 bathroom detached 1930s village home occupying a generous plot of 0.3 of an acre with a detached double garage and a range of useful outbuildings.

Situated within walking distance of the village amenities.

Woodlea is a fine centrally positioned family home believed to have been built in 1935 offering spacious and light accommodation over 2 storeys, all set within mature grounds enjoying a good degree of seclusion. The property has undergone a ground floor extension in its time and offers tremendous scope for further enlargement to provide more open plan living accommodation on the ground floor and further bedrooms above. The gardens are a particular feature, surrounding all sides of the property flanked by mature trees. Within the grounds are a detached double garage, a potting shed and a useful workshop.

The living accommodation extends to 1743 sq ft and is entered via a spacious reception hall with a staircase rising to the first floor and a cloakroom found underneath the stairs. The sitting room is double aspect with a central fireplace and a set of French doors continue though to a generous conservatory/garden room. There is a kitchen/breakfast room which is fitted with a range of matching units with an electric hob, double oven and the utility room is found nearby. The dining room is set off the reception hall and enjoys a double aspect and fireplace.

The first floor provides a large landing, there are three double bedrooms all having built-in wardrobes and bedrooms 2 & 3 have a wash basin. The principal bedroom has an en-suite shower room and the family bathroom comprises of a matching suite with an enclosed bath and separate shower cubicle.





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### Maresfield

The front of the property is approached via a driveway which in turn leads to the detached double garage. The rear garden is predominantly laid to lawn flanked and interspersed by mature shrub beds and host to an array of tree specimens including a tulip tree. There is a paved seating terrace found to one side and within the garden is a small vegetable patch, potting shed, greenhouse and a workshop.

EPC rating TBC & Council tax band F

Services: Gas fired central heating, solar panels which provide hot water and mains drainage.

Woodlea 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 tennis club and gym for all ages, an indoor and outdoor Wealden Bowls Centre, 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.)

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Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft

Double Garage = 25.7 sq m / 277 sq ft

Outbuildings = 16.0 sq m / 172 sq ft

Total = 203.6 sq m / 2192 sq ft

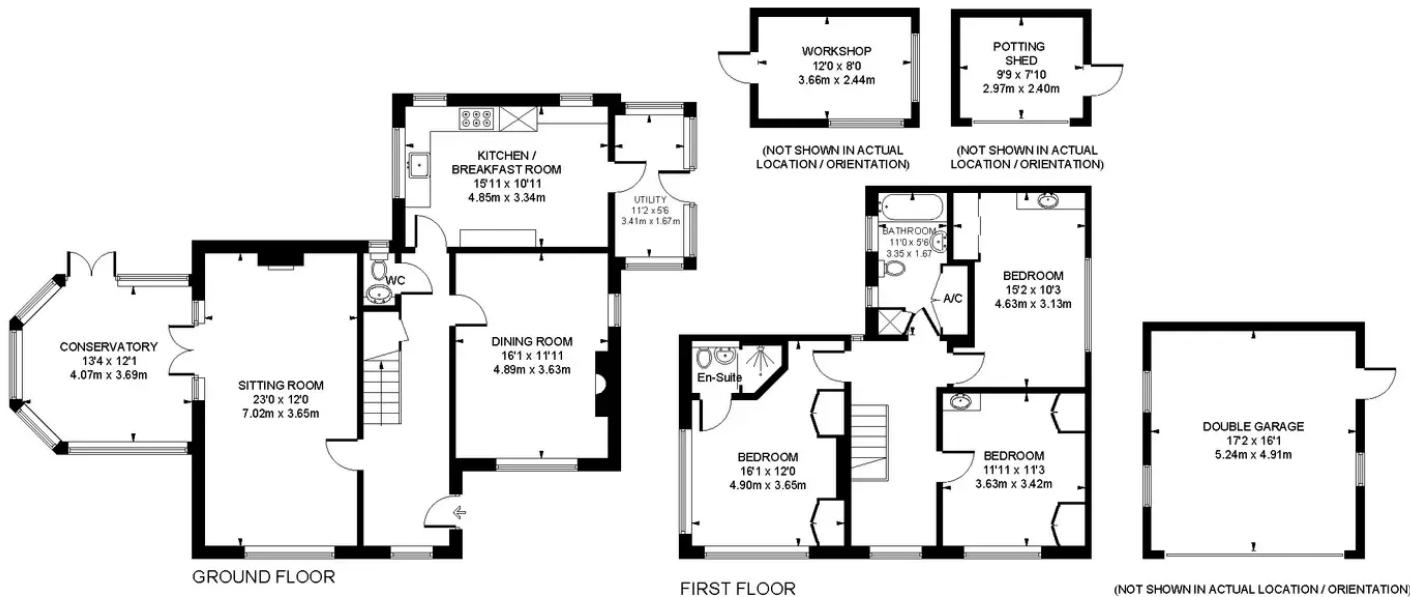


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