



The Drive, Maresfield, TN22 2HB

£1,250,000 Freehold

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## *in brief...*

- 4 Bedroom country home
- 5 Bath/shower rooms
- Exclusive location
- Generous approximately 0.5 acre plot
- Stunning fully integrated kitchen

- Swimming pool
- 32ft living room
- Principle bedroom with dressing room and en-suite
- Fully renovated to exceptional finish
- Large front garden and driveway





## *in more detail...*

An exquisite 4 bedroom 5 bath/shower room detached country home in the highly sought after Maresfield Park, with a stunning kitchen breakfast room, an impressive 32ft living room, a separate family room, a substantial 0.5 acre garden approximately, swimming pool, principle bedroom with en-suite and dressing room.

Occupying a generous approx. 0.5 acre plot in the highly desirable Maresfield Park, this superb country home has been renovated throughout to an exceptional finish including fully integrated Siemens kitchen appliances, quartz work surfaces, Everhot range cooker, a new oak and glass staircase, underfloor heating and many other high quality finishing touches.

The vast entrance hallway provides access to; a family room with a patio door to the front, built-in shelving and a gas fireplace built into the wall, a study/bedroom five with patio doors to the front, a useful storage cupboard, a utility room with built in cupboard, integrated fridge and freezer, space and plumbing for a washing machine and tumble dryer and a door to the outside seating terrace, a downstairs shower room, an impressive 32ft living room with two sets of four patio doors providing a glorious outlook onto the rear grounds and access to the outside seating terrace, a stunning triple aspect kitchen breakfast room with underfloor heating, quartz work surface, a range of matching units to eye and base level, a substantial kitchen island, integrated Siemens appliances including full length fridge, full length freezer, combi oven microwave, dishwasher, an Everhot range cooker and double doors providing access to the seating terrace.

From the entrance hallway a beautiful oak and glass staircase raises to the first floor, a spacious landing provides access to; bedroom 4 with built in wardrobes, three windows to the front of the property and an en-suite shower room, bedroom 3 with fitted wardrobes in the dressing area, a window to the front and a four piece en-suite with a bath and shower, dual aspect bedroom 2 is an imposing 24' 9 x 15' 5 with an en-suite shower room and glazed door leading to a partially enclosed balcony enjoying a delightful outlook over the rear grounds, the principle bedroom is magnificent, 19' 7 ft long with a spacious en-suite shower room, impressive dressing room and a row of windows enjoying fine views over the rear grounds.



## *outside and the location...*

The gardens and grounds are a particular feature, extending to approximately 0.5 acre mainly laid to lawn flanked by mature hedge rows and flower beds housing many specimen flowers and shrubs. A seating terrace immediately adjoins the rear of the property enjoying a secluded location and fine views over the rear grounds, the garden also benefits from a heated swimming pool, timber shed, and two further sheds.

The front of the property is approached via a gravel drive through the generous front garden providing parking for several vehicles, the front garden is mainly laid to level lawn bordered by mature hedgerows.

The 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.

The village offers an 18th century pub, as well as a general stores and post office. 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 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 Bede's at Hailsham, St Leonards at Mayfield and Cumnor House at Dane Hill. 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.

Please check google maps for exact distances and travel times (property postcode: TN22 2HB)

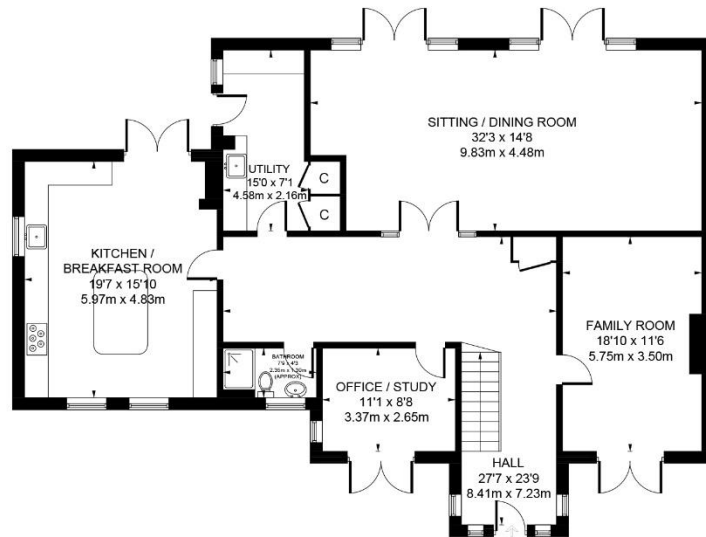
# The Drive, Maresfield Park, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 296.8 sq m / 3195 sq ft

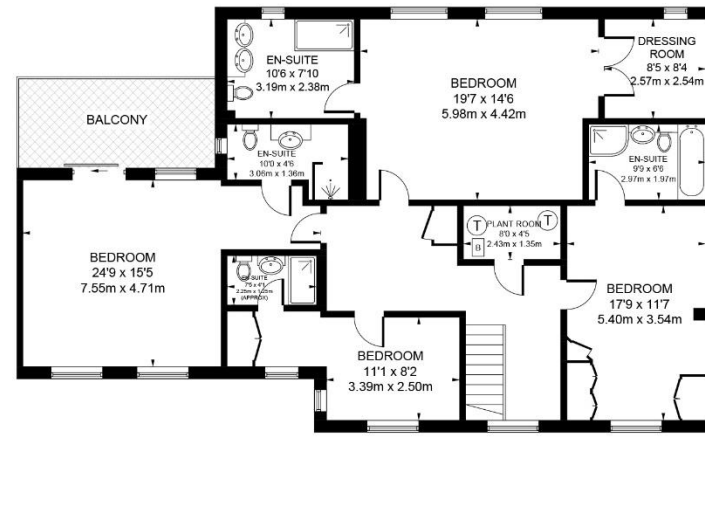
Shed / Pool House = 16.7 sq m / 180 sq ft

Total = 313.5 sq m / 3375 sq ft

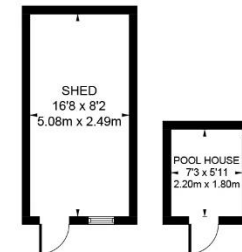
Balcony = 11.1 sq m / 119 sq ft



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID655690)

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