



Straight Half Mile, Maresfield , TN22 2HH

£725,000 Freehold

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## *in brief...*

- 5 Bedrooms
- 3 Bath/shower rooms
- Country Home
- Approx ¼ acre plot
- Stunning new kitchen

- South westerly garden
- Impressive 20 ft living room
- Conservatory
- Gated driveway
- Sought after village location





## *in more detail...*

A deceptively spacious and significantly improved 5 bedroom 3 bath/shower room detached family home in the heart of this highly desirable village with a stunning kitchen breakfast room, 2 en-suite bedrooms, approx. ¼ acre south westerly garden, separate dining room and impressive 20 ft living room.

Within walking distance of the local store/post office, public inn, church and open countryside, this delightful country home has been tastefully modernised and redecorated by the current owners including three new bathrooms, a new kitchen and complete painting of the exterior and offers spacious accommodation of approximately 1,767 sq ft.

A useful entrance lobby leads to an entrance hallway providing access to; a cloakroom, an impressive 20 ft sitting room, a separate dining room leading to a part brick conservatory enjoying pleasant views over the rear gardens and double doors onto the outside seating terrace, a utility room with a door to the side of the property and a stunning new kitchen/breakfast room with a range of matching units to eye and base level, a peninsula and French doors opening to the rear seating terrace.

From the entrance hall a staircase rises to a first floor landing, a master bedroom with new en-suite bathroom, a guest bedroom with new en-suite shower room, three further good size bedrooms and a modern family bathroom.



## *outside and the location...*

The gardens are a particular feature, south west facing and extending to approximately ¼ acre, mainly laid to level lawn bordered by mature hedgerows and trees. A seating terrace immediately adjoins the rear of the property with access provided by the conservatory and double doors from the kitchen, the garden also benefits from a timber shed and side access to the front of the property.

The front of the property is approached via a pair of wrought iron gates, which gives access to the driveway and parking area with space for several vehicles.

The village itself offers a strong sense of community spirit and has a post office, general store, hotel/restaurant/bar, picturesque church, recreation ground, village hall and a highly regarded primary school. There is also a sports complex comprising an outdoor/indoor bowls club; tennis club and a gymnastics club for all ages from very young upwards.

A more comprehensive range of shopping and leisure facilities can be found at nearby Uckfield offering a multi-screen cinema, public library, supermarkets, numerous bars/restaurants and a railway station offering services to London.

The nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuting service to London (Victoria/London Bridge both approximately 47 mins). The motorway network of the M23/25 is also easily accessible. The area is well served with schooling for all age groups with a sixth form community college found at Uckfield. The coastal resorts of Eastbourne and Brighton are also close by.

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

# Braemoor, Straight Half Mile, Maresfield, TN22 2HH

Approximate Gross Internal Area = 1767 sq ft / 164.2 sq m

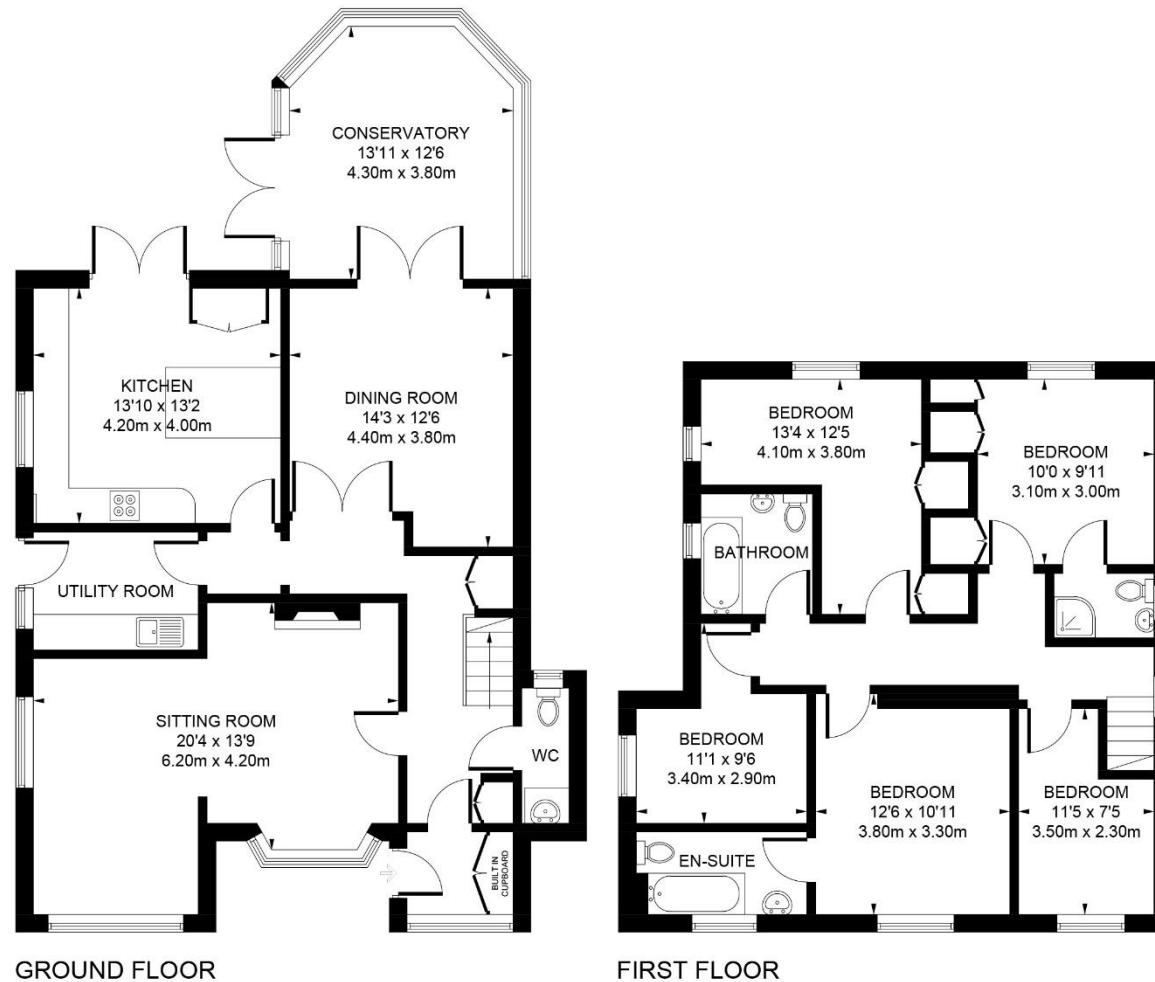


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID656259)

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