

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Forest Park, Maresfield, TN22 2NA

- ▼ Attractive Detached Home
- ▼ 4 Bedrooms, 2 Bathrooms
- ▼ Lounge, Dining Room, Study
- ▼ Kitchen/Breakfast Room, Utility
- ▼ Double Garage, Drive, Garden
- ▼ Residents Park-Like Grounds



EPC RATING

Current:

71 | c

Potential:

76 | c

Guide Price:

£725,000 - £750,000



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VENDOR SUITED. A most attractive four-bedroom detached family home situated within a highly desirable private drive in the charming village of Maresfield, enjoying a sunny west-facing garden that opens directly onto beautifully maintained communal park-like green space stretching just under 9 acres creating a wonderful sense of openness rarely found in modern developments owned and cared for by the residents of Forest Park. This impressive home would ideally suit buyers looking to upsize or downsize into an exclusive and peaceful cul-de-sac setting. The property welcomes you via a spacious entrance hall, with a convenient cloakroom/WC to one side and a study to the front, which could easily serve as a fifth bedroom if required. An inner hallway leads through to the principal living spaces, including a generous lounge with feature fireplace, a formal dining room, and a large kitchen/breakfast room perfect for everyday family living and entertaining. The kitchen is complemented by an adjoining utility room, which also provides access to the integral double garage. Upstairs, a central landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Bedrooms to the rear enjoy a delightful outlook over the garden and the adjoining communal green space, enhancing the peaceful setting. Externally, the west-facing rear garden is ideal for enjoying afternoon and evening sun and offers direct access to the attractive park-like green space. Maresfield village offers a range of local amenities including a village shop, traditional pub, and primary school, while the nearby town of Uckfield provides a wider selection of shopping and leisure facilities, as well as a mainline railway station with services to London.

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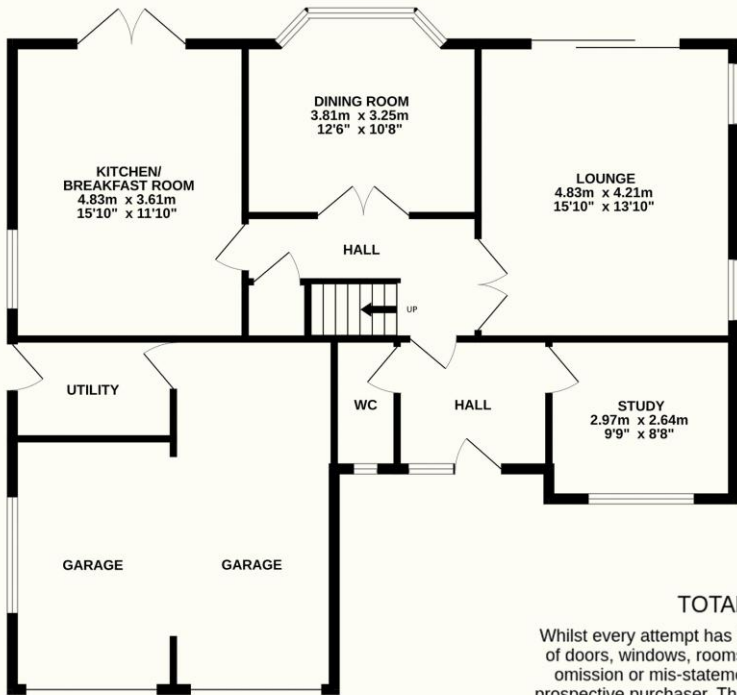
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The Property
Ombudsman

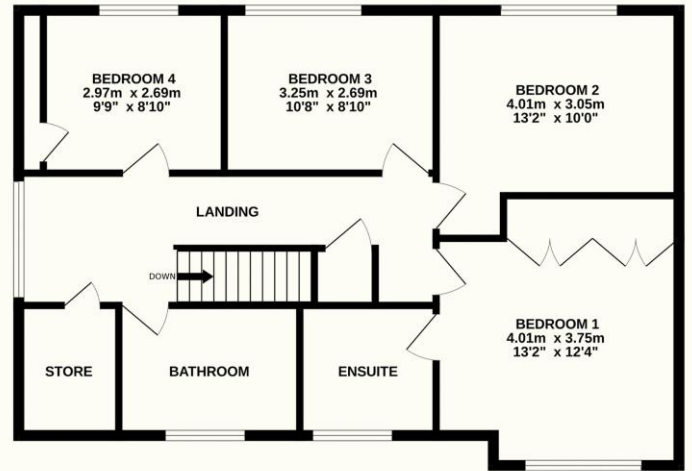
The Property
Ombudsman
LETTINGS



GROUND FLOOR
105.5 sq.m. (1135 sq.ft.) approx.



1ST FLOOR
78.0 sq.m. (839 sq.ft.) approx.



TOTAL FLOOR AREA : 183.4 sq.m. (1975 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE CHARGE: £280 per year for residents' communal grounds

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