

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Rolling Mill, Maresfield, TN22 2BF

- Spacious 4-5 Bed Home Over Three Floors
- Two Bright Octagonal Rooms
- Quiet Village Location & Peaceful Setting
- Large Kitchen, Opening to the Dining Room
- Secluded, Rear Garden with Lawn & Patio
- Driveway & Garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£575,000



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This impressive 4-5 bedroom detached home offers bright, spacious living across three floors. It features two stunning octagonal rooms that flood with natural light and provide beautiful views. The flexible layout allows for various uses, but currently includes four generously sized bedrooms, two reception rooms, and a dedicated study. A standout feature is the large kitchen, which opens into the dining room, creating an ideal social space, with both rooms overlooking the charming rear garden. The garden itself is split into two private, secluded levels. The main lawn area is complemented by a raised patio, while the garage and driveway are situated at the bottom of the garden for added convenience.

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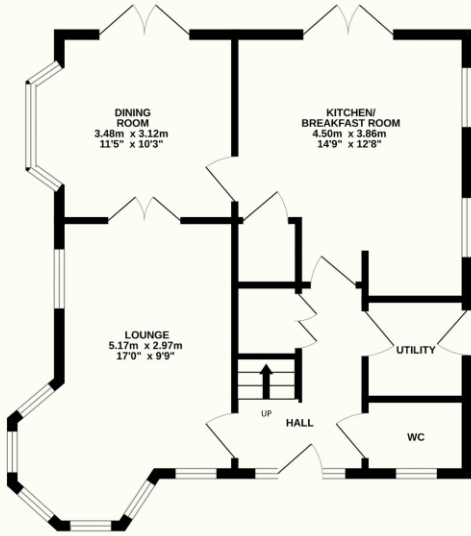
Peter Oliver

The Property
Ombudsman

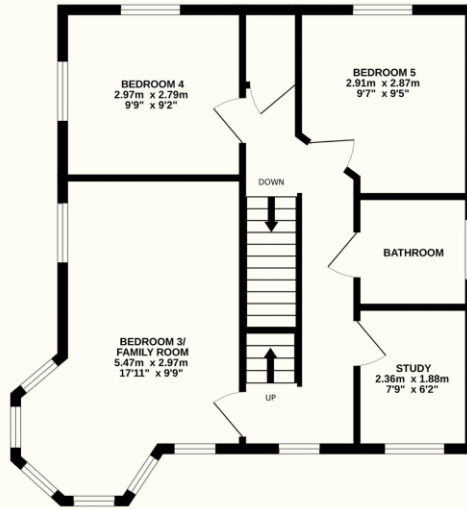
The Property
Ombudsman
LETTINGS



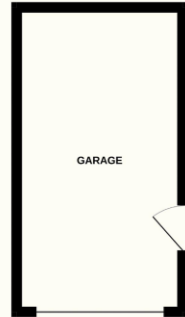
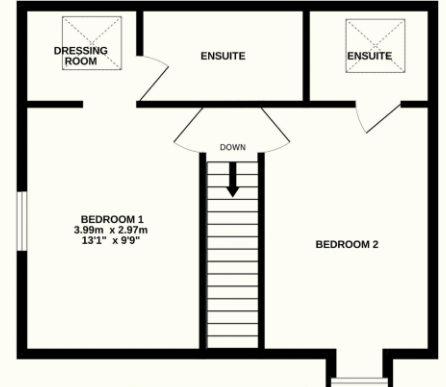
GROUND FLOOR
54.8 sq.m. (590 sq.ft.) approx.



1ST FLOOR
53.9 sq.m. (581 sq.ft.) approx.



2ND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 164.7 sq.m. (1772 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/SERVICE CHARGE: N/A

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