

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Straight Half Mile, Maresfield, TN22 2HH

- ▼ Large Modern Detached House
- ▼ 4 Generous Double Bedrooms
- ▼ Bathroom, 2 x En-Suites
- ▼ Kitchen, Lounge, Dining Room
- ▼ Integral Garage, Drive, Garden
- ▼ NO ONWARD CHAIN



EPC RATING

Current:

73 C

Potential:

79 | C

Guide Price:
£685,000 - £700,000



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****GUIDE PRICE: £700,000 - £730,000**** Situated in the heart of the sought-after village of Maresfield, this attractive END OF CHAIN detached home enjoys a convenient location close to a range of local amenities including a local shop, village primary school, church, and traditional village pub. The larger town of Uckfield is just a short drive away, offering a wider selection of shops, leisure facilities, and a mainline railway station providing direct services to London. This generously proportioned property offers spacious and versatile accommodation arranged over two floors. The home is first entered via a welcoming entrance hall which provides access to the integral single garage. The well-presented kitchen/breakfast room benefits from French doors opening onto the rear garden, creating a wonderful space for everyday living. The separate lounge is equally impressive, featuring a gas fireplace, double aspect windows, and further French doors leading outside, allowing for plenty of natural light and benefitting from a sizeable awning with remote control. A formal dining room provides the ideal setting for entertaining family and friends on special occasions. Completing the ground floor is a fourth bedroom, which could also serve as a study or home office, and is served by a Jack and Jill style shower room that also functions as the ground floor cloakroom. Upstairs, a bright and spacious galleried landing with built-in storage leads to three extremely well-proportioned bedrooms. All bedrooms on the first floor benefit from built-in wardrobes/cupboards, while the principal bedroom also enjoys the added advantage of its own en-suite. A family bathroom serves the remaining bedrooms. Further features of this property include an alarm system and a modern gas boiler installed in 2024. Outside, the property is approached via a brick-paved driveway providing off-road parking for several vehicles and leading to the integral garage. A gate to side leads to the beautifully maintained and landscaped garden offers a wonderful retreat, featuring a large patio area, a well-kept lawn, and well-stocked flower beds, creating an ideal space for relaxing or entertaining outdoors.

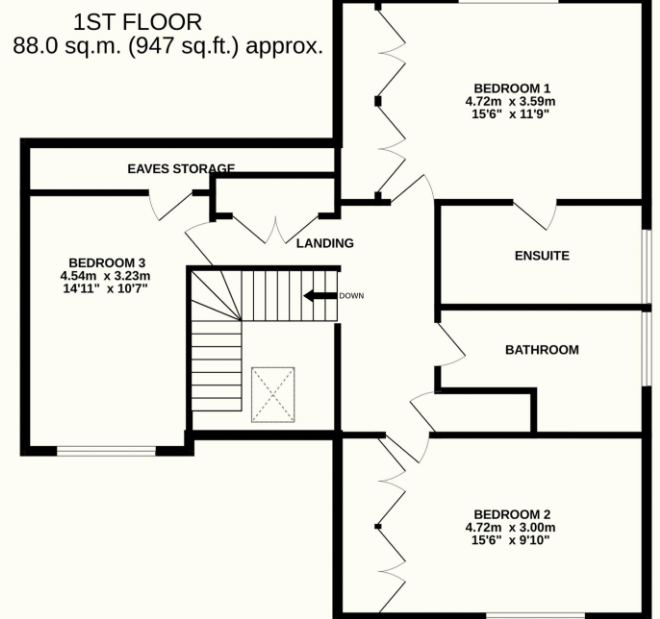
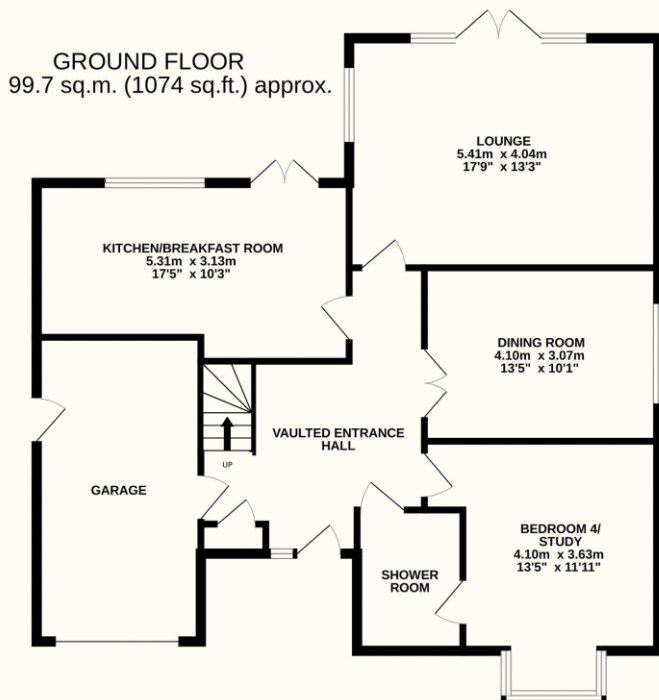
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TOTAL FLOOR AREA : 187.7 sq.m. (2021 sq.ft.) approx.

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: G

MAINTENANCE/SERVICE CHARGE: N/A

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