

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



North Drive, Maresfield Park, Maresfield, TN22 3FA

- Exquisite Executive Detached Home
- 5 Double Bedrooms, 3 Bathrooms
- Impressive Kitchen/Dining/Family Area
- Lounge, Family Room, Study, Utility
- Large South Facing Rear Garden, Pavilion
- Generous Driveway, Detached Double Garage



EPC RATING

Current:

83 | B

Potential:

84 | B

£1,375,000



North Drive, Maresfield Park, Maresfield, TN22 3FA

An outstanding and immaculately presented executive detached family home occupying a generous plot of approximately 0.4 acres, commanding an enviable position within a private Close of just 5 quality houses. This 5 double bedroom property in North Drive, of just over 3500 square feet, is set within the highly desirable private Maresfield Park Estate. Built in 2022 and finished to an exceptional standard throughout, the house offers a combination of well-proportioned accommodation with spacious light filled rooms providing stylish contemporary living.

The property is approached via a block paved driveway with generous off-road parking for several vehicles and double garage with electric up and over doors providing ample storage and workshop areas.

A landscaped garden with pathway leads to the front porch. Upon entering a spacious welcoming hall immediately sets the tone for this substantial family home with a sense of space and offers a large cloakroom/wc and a useful range of cupboards for storage and coats.

The ground floor provides an outstanding choice of living and entertaining areas, including 3 reception rooms. The double aspect lounge features an attractive inset wood burning stove and double doors with full height glazing opening directly onto the large rear garden patio, complete with an attached lean-to timber gazebo, providing a superb sheltered entertaining area.

A generous study next door provides an ideal dedicated home-working environment or playroom.

The family room offers a versatile additional reception space and could equally serve as a dining room/lounge or cinema room. This room also has double doors with full height glazing opening onto the rear garden patio area.

At the heart of the house is the stunning open plan kitchen/dining/family area. Enjoying a wonderful double aspect, the room is flooded with natural light and features bi-fold doors opening directly onto the rear garden. The beautifully appointed kitchen is fitted with an extensive range of high-quality cupboards and drawers, multiple ovens, other integrated appliances and a substantial central island for food preparation and also acts as a generous space for breakfast bar stools. The overall arrangement creates a social and highly practical hub for the home with ample room for dining and comfortable seating. A separate sizeable utility room provides further storage and laundry facilities and direct external access to the garden.

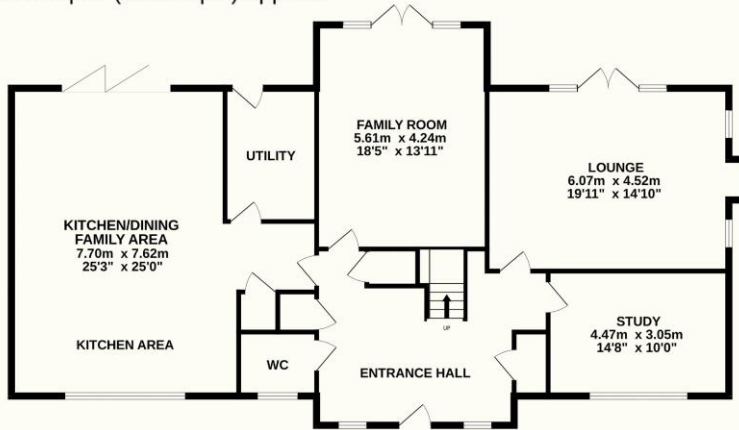
Double winder stairs lead to an exceptionally spacious galleried landing with access to 5 generously proportioned double bedrooms. The principal bedroom is particularly impressive, with a wall of fitted wardrobes and a luxurious bathroom with shower, whilst the second bedroom also benefits from its own en-suite shower room and a walk in-wardrobe. The 3 remaining bedrooms provide excellent flexibility for family, guests or further home working requirements; all are served by a large family bathroom.

Outside the south facing rear garden surrounds the house on three sides, is predominantly laid to lawn and is complimented by a selection of shrubs and trees, backing onto natural surroundings rich in wildlife. A wide paved patio extends the width of the property; there is a purpose built shed for garden machinery and a 4.5m x 3.0m delightful Eden spruce timber garden pavilion which provides further covered seating and a dining area for 8 people throughout the year. Further notable features of the house include underfloor heating throughout the ground floor, solar panels and mains drainage.

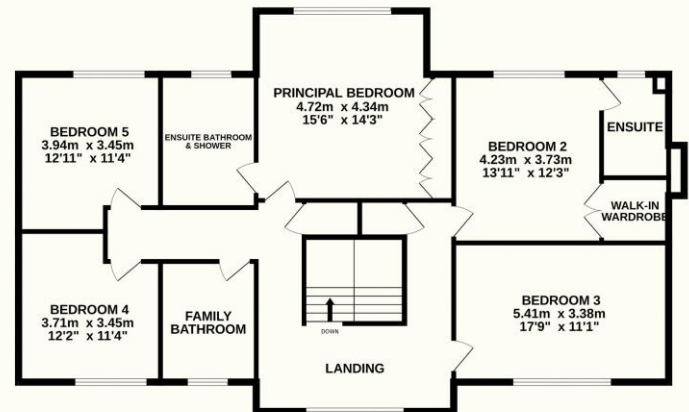
Maresfield is a historic village offering a village pub, convenience store, sporting facilities, church and primary school and is a 15min walk through the parkland. It lies on the southern edge of the Ashdown forest and is well connected by the A22, A26, and A272 roads, and bus routes. The local towns of Uckfield, Haywards Heath and Tunbridge Wells are close and provide an excellent range of shopping and leisure facilities, private and state schools for all ages and mainline railway stations for easy access to London with Gatwick airport only a 30 min. drive away.



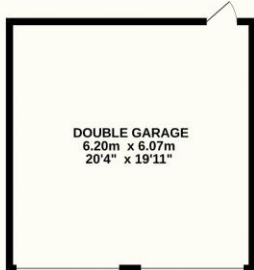
GROUND FLOOR 149.7 sq.m. (1612 sq.ft.) approx.



1ST FLOOR 136.7 sq.m. (1471 sq.ft.) approx.



DETACHED GARAGE 37.7 sq.m. (406 sq.ft.) approx.



GARDEN ROOM 13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 337.6 sq.m. (3634 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

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info@peteroliverhomes.co.uk

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