

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Forest Park, Maresfield, TN22 2NA

- ▼ Located In A Private, Peaceful Village Setting
- ▼ Five Well-Proportioned Bedrooms, Dressing Room
- ▼ Kitchen/Breakfast Room, 3 Reception Rooms
- ▼ Family Bathroom, Two En-Suites
- ▼ Sunny, Well-Maintained West Facing Garden
- ▼ Close To Local Amenities And Train Links



EPC RATING

Current:
73 | C

Potential:
81 | B

Guide Price:
£800,000 - £825,000



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This impressive five bedroom detached family home offers exceptionally versatile and well-balanced accommodation arranged over two floors, perfectly suited to modern family living with the benefit of being sold with NO ONWARD CHAIN. Designed with both comfort and practicality in mind, the property combines generous reception space with a thoughtfully configured bedroom layout, creating an ideal home for growing families and those who enjoy entertaining. A welcoming entrance hall forms the heart of the home, providing access to the principal reception rooms and staircase to the first floor. To the front of the property, a dedicated study offers an ideal space for home working, reading, or use as a playroom, depending on individual requirements. The spacious lounge enjoys an abundance of natural light and provides an excellent setting for both everyday family life and formal entertaining. Adjacent to the lounge is a separate dining room, creating a seamless flow for dinner parties and family gatherings. The standout feature of the ground floor is the substantial open-plan kitchen and breakfast room, offering ample space for cooking, dining, and socialising. This sociable hub of the home is complemented by a useful utility room, providing additional storage and laundry facilities while helping to keep the main living areas uncluttered. To the rear, a delightful conservatory extends the living space further and provides a wonderful vantage point from which to enjoy views of the garden throughout the seasons. A convenient ground-floor cloakroom completes the accommodation. Practicality is further enhanced by the integral double garage, offering secure parking, storage, or potential workshop space. The first-floor landing provides access to five well-proportioned bedrooms, making this an ideal home for larger families or those requiring guest accommodation. The principal bedroom suite is particularly impressive, benefiting from its own dressing room and private en-suite shower room, creating a luxurious retreat away from the main family areas. A second bedroom also enjoys en-suite facilities, making it ideal for guests, older children, or multi-generational living arrangements. The remaining bedrooms are all generously sized and served by a well-appointed family bathroom. The flexible bedroom configuration allows for a variety of uses, including additional home office space, hobby rooms, nursery accommodation, or guest bedrooms, ensuring the property can adapt to changing family needs over time. The layout suggests excellent connectivity between the principal living spaces and the rear garden, making the property particularly well suited to indoor-outdoor entertaining. The conservatory and kitchen areas provide natural focal points for family life and offer easy access to outdoor space. Externally the property benefits from a west-facing garden garden that opens directly onto beautifully maintained communal park-like green space, stretching just under 9 acres of space owned and cared for by the residents of Forest Park. To the front of the home is the driveway with space for multiple cars and a front garden that has been laid with artificial grass. Offering extensive and versatile accommodation, multiple reception rooms, five bedrooms, two en-suites, a dressing room, conservatory, utility room, study, and double garage, this substantial family home combines generous proportions with a practical layout. It presents a rare opportunity to acquire a residence perfectly equipped for modern family living, home working, and entertaining on a grand scale.

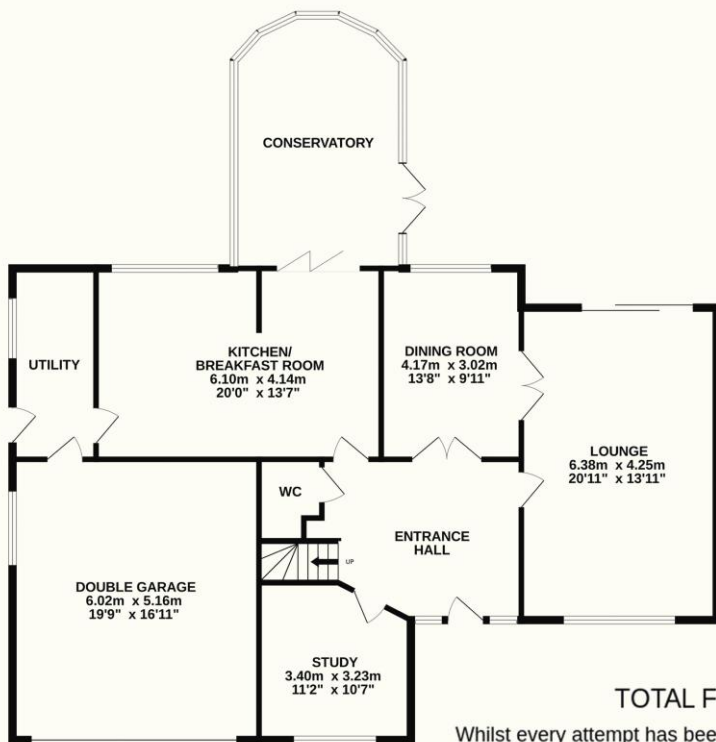
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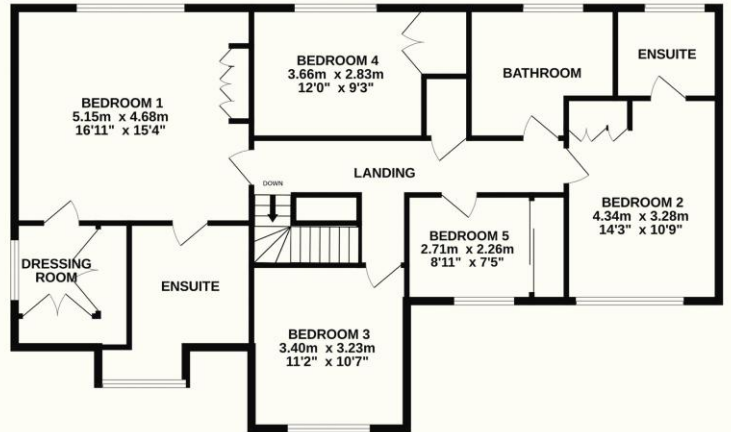




GROUND FLOOR
155.0 sq.m. (1669 sq.ft.) approx.



1ST FLOOR
113.6 sq.m. (1222 sq.ft.) approx.



TOTAL FLOOR AREA : 268.6 sq.m. (2891 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 CHARGE: £280 per year for residents' communal grounds

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info@peteroliverhomes.co.uk

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