

Uckfield 01825 703000
 Crowborough 01892 489000
 Heathfield 01435 511800

Peter Oliver



Rolling Mill, Maresfield, TN22 2BF

-  **Detached Four-Bedroom Family Home with Scenic Views**
-  **Extensively Upgraded & Spacious Interior**
-  **Large Dual-Aspect Main Bedroom with En-Suite**
-  **Beautifully Landscaped, South-West Facing Garden**
-  **Garage Converted into A Fully Equipped Workshop**
-  **Parking For Two with An Electric Car Charger**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OIEO £600,000



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A stunningly presented detached family home offering four bedrooms and three bathrooms, perfectly situated at the edge of this highly desirable development. Enjoy breathtaking views over the recreation area, featuring a communal pond and scenic countryside beyond. This bright and spacious residence has been extensively upgraded by the current owners since its purchase in 2022. Ground floor highlights include a spacious entrance hall leading to a generous kitchen diner equipped with matching units at eye and base level, fully integrated appliances, a five-ring gas hob, double oven, and double doors opening onto an outdoor seating terrace. The home also features a versatile dining room, a convenient downstairs cloakroom, an additional room currently serving as a playroom and an impressive triple-aspect living room that has been tastefully decorated recently, with double doors opening onto the seating terrace. From the entrance hall, a staircase leads to the first floor, which accommodates a large dual-aspect principal bedroom with built-in wardrobes and a beautifully fitted en-suite shower room, a double en-suite bedroom, two additional double bedrooms, and a modern family bathroom. The south-west facing garden is a true highlight, beautifully landscaped to create an exceptional entertaining space. It features a seating terrace directly accessible from the rear of the property, a pathway leading to an impressive outdoor kitchen with worktops, a built-in pizza oven, BBQ, power, and lighting. The rest of the garden is laid with artificial grass, bordered by oak sleeper raised beds. A private door from the garden provides access to the garage, which has been cleverly converted into a workshop, complete with, workbenches, power, lighting, and built-in storage. The front of the property is approached via a pathway through a well-maintained front garden, leading to a tandem driveway with a state-of-the-art electric car charger. Parking is available for two vehicles, with access to the garage on one side.

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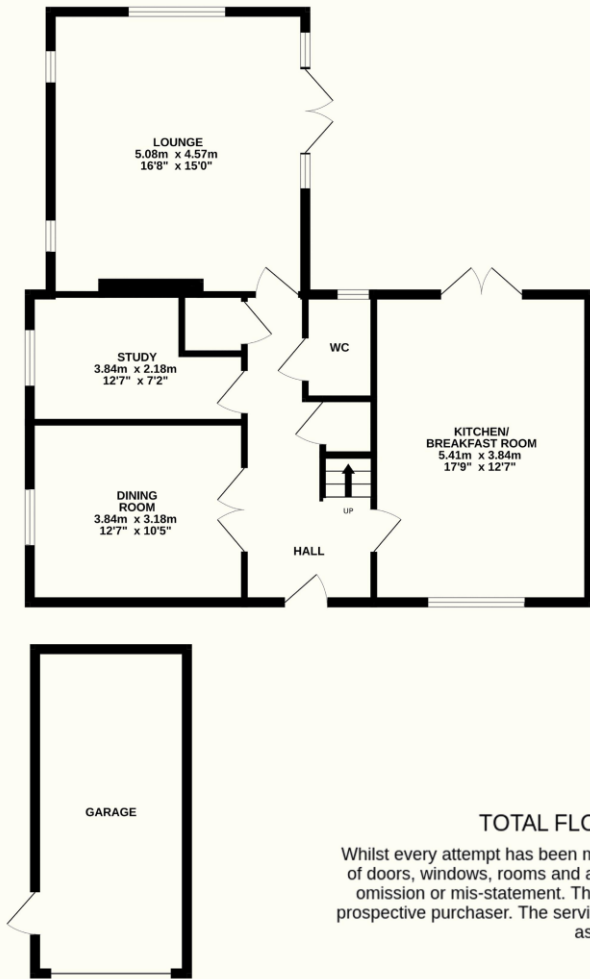
Peter Oliver

The Property
Ombudsman

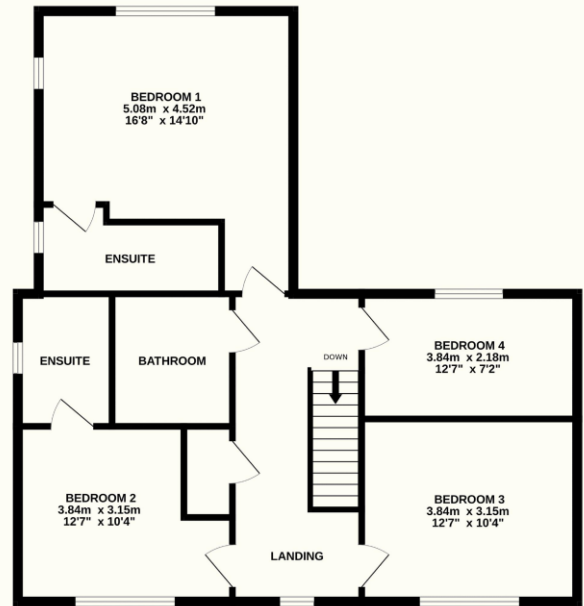
The Property
Ombudsman
LETTINGS



GROUND FLOOR 78.9 sq.m. (849 sq.ft.) approx.



1ST FLOOR 78.9 sq.m. (849 sq.ft.) approx.



TOTAL FLOOR AREA : 173.7 sq.m. (1869 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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