

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



North Drive, Maresfield Park, Maresfield, TN22 3FA

- Remarkable Executive Home
- 5 Impressive Double Bedrooms
- 3 En-Suites & Family Bathroom
- 3 Large Reception Rooms
- Landscaped South Facing Garden
- Detached Double Garage, Drive



EPC RATING

Current:

83 | B

Potential:

85 | B

Guide Price:

£1,250,000 - £1,350,000



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An impeccable and truly beautiful family home, built by the highly regarded Asprey Homes, offering impressive accommodation extending to just over 3,500 sq ft. Set within an exclusive close of only five executive residences, this exceptional five double bedroom property occupies a coveted position in the ever-desirable Maresfield Park, renowned for its elegance and prestige. The home is approached via a block-paved driveway providing ample off-road parking and leading to a detached double garage. Upon entry, a wonderfully welcoming entrance hall immediately impresses with its sense of space, light and airiness, complemented by useful storage cupboards and a conveniently positioned W/C. The ground floor accommodation is both generous and versatile. There is a sizable study, ideal for home working, alongside a formal double-aspect lounge featuring a gas fireplace and flowing seamlessly into an additional family room. Both rooms benefit from double doors with full height glazing opening onto the rear garden, flooding the spaces with natural light thanks to the southerly aspect. The heart of the home is the stunning open-plan kitchen/dining/family room - a vast and sociable space designed perfectly for modern family living and entertaining. It boasts an extensive range of kitchen cupboards, a central island, integrated appliances, a double aspect, and bi-fold doors opening directly onto the garden. This space is further enhanced by a beautifully finished utility room. To the first floor, a spacious galleried landing leads to 5 exceptionally well-proportioned double bedrooms, served by 3 luxurious en-suites and a generous family bathroom. The property enjoys the comfort of underfloor heating throughout the ground floor, alongside air-conditioning units for year-round climate control. Externally, the home sits on a large, well-landscaped plot with both front and rear gardens. A particular highlight is the additional driveway within the rear garden, accessed via secure gates. The south-facing rear garden enjoys abundant sunshine while offering excellent privacy, backing onto natural surroundings rich in wildlife. A substantial patio area spans the rear of the property, perfect for outdoor dining and entertaining, with pathways leading to further garden areas beyond. Additional features include garden sheds and a timber outbuilding with power ideal for storage, a home office or summerhouse - along with a charming Ascot Pavilion, perfect for relaxing during the warmer months. This is a truly impressive and rare opportunity, and early viewing is highly recommended to avoid disappointment.

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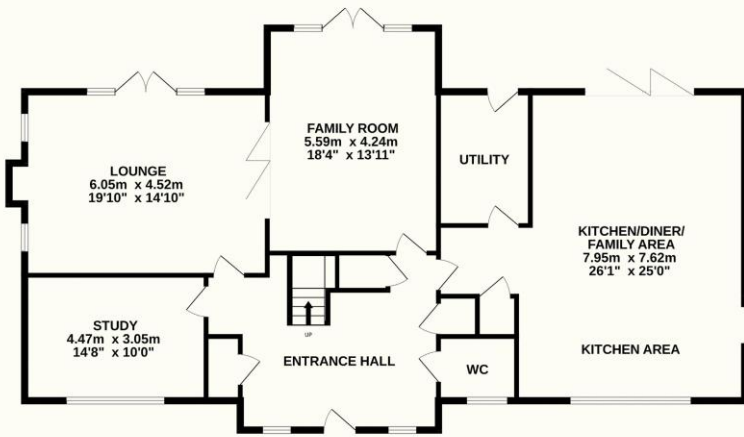
Peter Oliver

The Property
Ombudsman

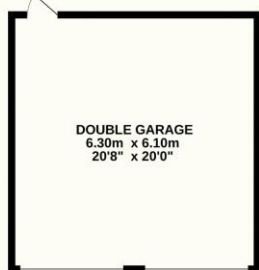
The Property
Ombudsman
LETTINGS



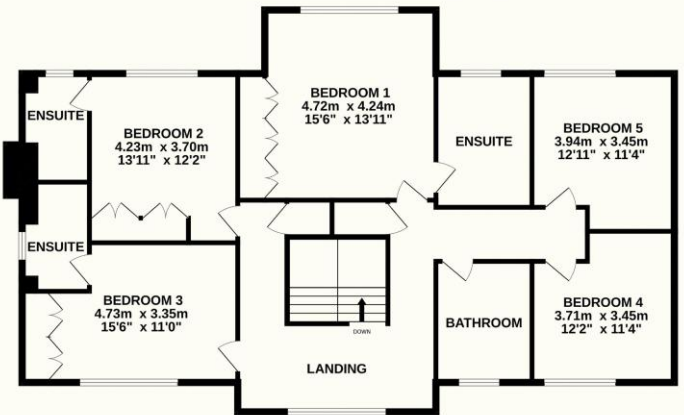
GROUND FLOOR 149.7 sq.m. (1612 sq.ft.) approx.



DETACHED GARAGE 39.0 sq.m. (420 sq.ft.) approx.



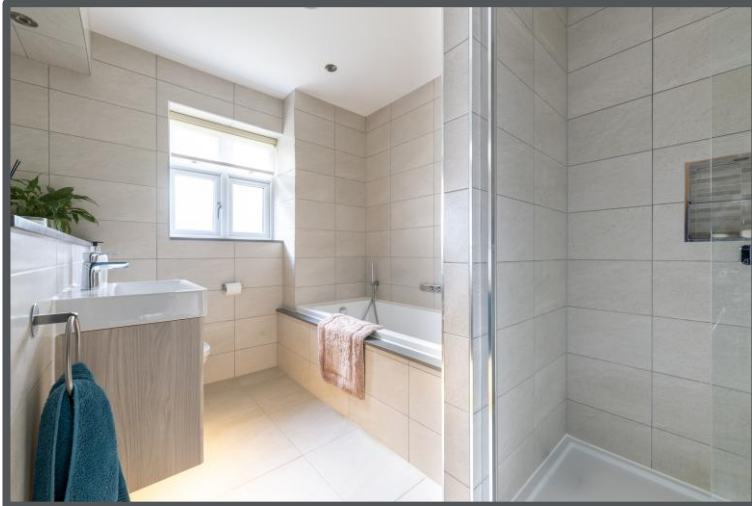
1ST FLOOR 136.7 sq.m. (1472 sq.ft.) approx.



TOTAL FLOOR AREA : 325.5 sq.m. (3504 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: Approx. £200 per year

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