



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Elderflower Barn Maresfield Park, Maresfield, TN22 3ER

£2,000 Per month

- Brand New Semi- Deatched Barn Conversion
- Secluded Position on Exclusive Maresfield Park
- Three Bathrooms
- Ample Parking
- Viewing Essential
- Immacuate & Stylish Presentation
- Two/Three Bedrooms
- Private Courtyard & Rear Garden
- High Spec Fixtures & Fittings
- EPC C - 76

## Elderflower Barn , Maresfield TN22 3ER

A beautifully designed, barn-style new build semi-detached home, built using the highest quality construction methods and specification, in the highly regarded Maresfield Park, nestled at the southern end of Ashdown Forest.



Council Tax Band: New Build



A distinctive barn-style conversion offering modern yet welcoming and exceptionally comfortable accommodation, set in a private and secluded position. The property is tastefully finished throughout, featuring wood-effect flooring to the ground floor and soft carpeting to the stairs and first floor.

The ground floor opens into an impressive vaulted entrance hall, leading through to a spacious country-style kitchen, dining and family room. This superb living space is fitted with a bespoke kitchen, including an American fridge/freezer, eye-level oven, four-ring hob and extractor. Patio doors provide access to the garden. A separate utility room offers additional storage, worktop space, and plumbing for a washing machine, alongside a contemporary shower room with WC.

From the entrance hall, there is also access to a generous sitting room with patio doors opening onto the rear courtyard, as well as an additional versatile reception room, ideal for formal dining, a home office, or an additional bedroom.

The first floor comprises two double bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed family bathroom.

Externally, the property benefits from a good-sized lawned garden with patio area, a paved rear courtyard, and ample off-road parking.

Early viewing is highly recommended to fully appreciate the quality, space and setting of this exceptional home.