

SIDE VIEW

MARESFIELD PARK
MARESFIELD – £875,000



Old Garden Cottage

Maresfield Park, Maresfield,

Uckfield, TN22 3ER

**Reception Hall - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Boot
Room - Three Bedrooms - Family Bathroom
Large Gardens & Grounds - Outhouse - Carport
Garage - Off Road Parking**

Set in a peaceful and tranquil location within Maresfield Park is this detached Edwardian home situated at the end of a private drive and enjoying use of extensive gardens and grounds with a plot size totalling 0.75 of an acre. This country cottage has a real sense of peace and calm with exceptional open views across the surrounding countryside and vast potential to be transformed and updated to create an exquisite family home subject to the usual planning consents.

ENTRANCE PORCH:

Exterior lighting, quarry tiled flooring and timber front door through into:

RECEPTION HALL:

Coir entrance matting, exposed floor boards, feature fireplace incorporating an iron basket with wood mantle, brick surround and stone hearth, radiator, stairs to first floor and window to side.





SITTING ROOM:

Feature fireplace with brick surround and quarry tiled hearth, recess shelving areas, exposed floorboards, two radiators and dual aspect with windows to front and side.

DINING ROOM:

Under stairs cupboard, additional storage cupboard, carpet as fitted and window to side.

KITCHEN/DINER:

Kitchen Area:

Range of wall and base units with granite worktops and tiled splashbacks over, Butler sink with mixer tap, inset 5-ring induction hob with extractor fan over, eye level oven and separate microwave above, integrated dishwasher, space for fridge/freezer, inset spot lighting, vinyl flooring and uPVC patio doors opening to the garden.

Dining Area:

Plenty of space for dining furniture with pendant lighting, range of cupboards, recess area with further shelving, exposed floorboards, radiator and window to side.

UTILITY AREA:

Floor mounted Grant oil boiler, space for washing machine and tumble dryer, electric smart meter, consumer unit and windows to side and rear.

BOOT ROOM:

Coats hanging area, quarry tiled flooring, window to rear and door to garden.

FIRST FLOOR LANDING:

Double storage cupboard, loft hatch and carpet as fitted.

BEDROOM:

Two eaves storage cupboards, carpet as fitted, window to side and further window to front with fantastic countryside views.

BEDROOM:

Cupboard, carpet as fitted and windows to front and side.

BEDROOM:

Carpet as fitted and windows to rear and side.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower over and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, chrome heated towel rail, vinyl flooring, extractor fan, LED lighting and window overlooking the garden.

OUTSIDE:

A private drive approaches a five bar gate which opens through to a large gravelled driveway with plenty of parking, a timber carport and a single detached garage accessed via timber doors.

The gardens are extensive and principally laid to lawn and include a pitched tiled brick outhouse for garden storage, a potting shed and various vegetable beds. In addition is a most attractive brick feature wall, an array of raised flower beds and areas of established planting that includes a eucalyptus tree.

SITUATION:

Maresfield is a sought after village providing local shops, church, public house and a primary school. It is a short drive to the larger town of Uckfield with its range of shopping facilities, schooling for all ages and mainline railway station with commuter links to London. The larger town of Haywards Heath with its larger selection of shops and amenities is approximately 11 miles away.

COUNCIL TAX BAND:

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TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.



AGENTS NOTES:

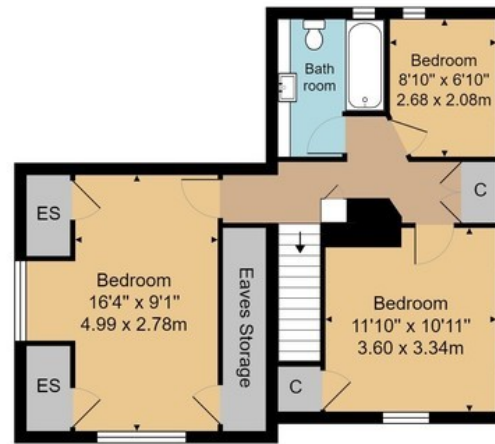
Septic tank for private drainage.

What 3 Words Location: VANISHED/MANGO/RESPECTED

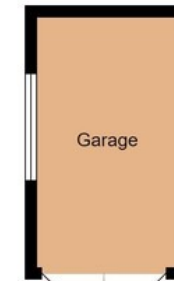
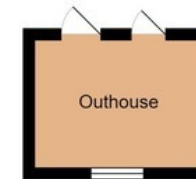
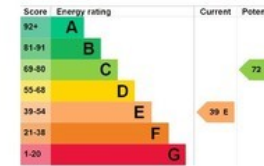




Ground Floor



First Floor



Approx. Gross Internal Area 1737 ft² ... 161.3 m² (excluding garage, outhouse)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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