

NEWALLS, BATTS BRIDGE ROAD  
MARESFIELD - £799,995





# Newalls

Batts Bridge Road, Maresfield,  
Uckfield, TN22 2HJ

**Entrance Hall - Sitting Room - Music Room - Dining Room  
Kitchen - Utility Room - Three Bedrooms - Shower Room  
Family Bathroom - Detached Single Garage - Off Road  
Parking - Generous Front and Rear Gardens**

Located in the centre of Maresfield village and set within an attractive and peaceful location is this good size three bedroom detached bungalow enjoying beautifully manicured gardens. The sizeable accommodation extends to over 2000 square feet with spacious and bright rooms. Further advantages include an enclosed driveway via double gates and a single garage. This unique, well maintained and much loved family home now provides an opportunity for a new family to modernise, refresh and extend subject to the usual planning consents.

## **COVERED ENTRANCE PORCH:**

Decorative timber front door opens into:

## **ENTRANCE HALL:**

Two cupboards with coats hanging areas, tiled flooring, radiator and alarm system.

## **SITTING ROOM:**

Marble fireplace and surround with inset gas fire, wood flooring, radiator, window to front and door to garden.

## **MUSIC ROOM:**

Wood flooring, two radiators, windows to front and side and door to garden.

## **DINING ROOM:**

Mixture of tiled flooring and exposed floorboards, radiator, window to side and doors opening to garden.





**KITCHEN:**

Range of wall and base units with granite worktops and tiled splashbacks and incorporating a stainless steel sink with swan mixer tap. Appliances include a four-ring gas hob with extractor fan over, two eye level ovens, wall mounted microwave and separate spaces for a dishwasher and fridge/freezer. Radiator, tiled flooring and window to rear.

**UTILITY ROOM:**

Wall mounted unit with Butler sink, space for washing machine, consumer unit and windows to side and rear.

**BEDROOM:**

Wood flooring, radiator and windows to rear and side.

**BEDROOM:**

Wood flooring, two radiators and window to rear.

**BEDROOM:**

Wood flooring, radiator, loft hatch and window to front.

**SHOWER ROOM:**

Large shower enclosure, dual flush low level wc, bidet, chrome heated towel rail, storage cupboard, tiled flooring, radiator and obscured window to rear.

**BATHROOM:**

Panelled bath with shower attachment over and tiled surrounds, dual flush low level wc, vanity wash hand basin, chrome heated towel rail, radiator and obscured window to front.

**OUTSIDE FRONT:**

A driveway approaches the property through wrought iron gates opening to a plot size extending to 0.4 of an acre with the advantage of an area for off road parking and access to a detached single garage accessed via electric up/over doors. The remainder of the front garden is principally laid to lawn with ornamental pond and various trees shrubs and mature planting.





### OUTSIDE REAR:

Adjacent to the property is a generous patio area suitable for outside seating and entertaining that leads to a generous area of lawn, an abundance of mature planting and use of a greenhouse.

### 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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.



Beacon Road, Crowborough,

East Sussex, TN6 1AL

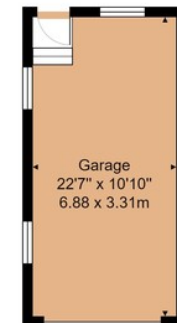
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Bungalow Approx. Gross Internal Area 2076 sq. ft / 192.9 sq. m

Garage Approx. Internal Area 245 sq. ft / 22.8 sq. m

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.