Copt Oak
The Drive, Maresfield Park, Uckfield, East Sussex, TN22 2HE
COPT OAK

A substantial 4/5 bedroom detached house with annexe and generous gardens, situated in a delightful position within Maresfield Park in the heart of Maresfield village and within easy reach of Uckfield.

AMENITIES

Copt Oak is situated within the highly sought-after private estate of Maresfield Park. Maresfield is a popular village with an attractive church and local pub, together with a village store and well-regarded primary school. Uckfield is the closest town, being approximately 3 miles distant, with a good range of shops including major brand supermarkets and a cinema. The towns of Lewes, Tunbridge Wells and Haywards Heath are also easily reached and provide further shopping with many independent stores, pubs and restaurants. There is a train station in Uckfield providing a regular service to London Bridge in approximately 75 minutes. Haywards Heath (approximately 11 miles) also has a station with a faster and more frequent service to London Bridge and Victoria in approximately 45 minutes. The area is well served by schools; in addition to Maresfield Primary School there is Uckfield Community Technology College providing education to Sixth Form level and there are many private options in the area including Brambletye and Cumnor House Preparatory Schools, together with St Bede’s, Ardingly and Hurstpierpoint Colleges, Worth and Burgess Hill Girls. The area is very well known for its beautiful countryside with Ashdown Forest close by, providing opportunities for walking and riding. There is golf locally at Piltdown Golf Club and also at East Sussex National. The area is also well served with roads, and Maresfield Park has quick and easy access on to the A26 and A22 main roads.

DESCRIPTION

Copt Oak is a spacious detached property which is on the market for the first time since it was built over 50 years ago. The house offers versatile accommodation including a self-contained ground floor annexe complete with separate garden, which if not needed could be incorporated with the main house. The property presents rendered brick elevations under a tiled roof with double-glazed windows throughout. Internally the property has been well-maintained but would now benefit from some updating. The main features of the property include:

• Porch and entrance hall with parquet flooring,
• Bright and spacious double aspect Sitting Room with solid fuel stove and glazed double doors leading to the front and rear gardens.
• Kitchen/Breakfast Room with gas hob, space for fridge/freezer, dishwasher and washing machine, with breakfast area overlooking the garden, tiled floor.
• Generous Dining Room with glazed double doors to the front garden.
• Four Bedrooms and Family Bathroom with bath and shower over.
• Self-Contained Annexe with open-plan Sitting Room/Kitchenette, Bedroom with en-suite bathroom, separate entrance and private garden.

OUTSIDE
Copt Oak is approached from The Drive via a private gravel driveway leading to ample space for parking including to the front of the double garage. The gardens are laid mainly to lawn interspersed with mature trees including cherry and magnolias to the front, and with a mix of fencing, evergreen hedges and partly walled borders. Immediately off the sitting room is a terrace taking advantage of the south-easterly aspect with an outlook over the secluded garden.

DIRECTIONS
On entering Maresfield from the A26 to the west, continue to the centre of the village and at the mini-roundabout opposite the Chequers Inn turn immediately left into Maresfield Park passing through and under the gatehouse. Continue along The Drive until the road bears to the right and the driveway to Copt Oak will be on the right.

Additional Information:
Local Authority: Wealden District Council. Tel: 01892 653311 www.wealden.gov.uk
Services: All main services connected.

Agents Note
The Vendor is related to a Batcheller Monkhouse member of staff.

PRICE GUIDE £775,000

VIEWINGS
For an appointment to view please contact our Haywards Heath office, telephone 01444 453181
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5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.