

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Forest Park, Maresfield, TN22 2NA

- ▼ Modern Detached House
- ▼ 5 Bedrooms, 2 Bathrooms
- ▼ Modern Kitchen, Conservatory
- ▼ Lounge, Dining Rm, Study
- ▼ Driveway, Double Garage
- ▼ NO ONWARD CHAIN



## EPC RATING

Current:

71 | C

Potential:

82 | B

**Guide Price:**

**£685,000 - £700,000**



## Forest Park, Maresfield, TN22 2NA

Set within a highly desirable private close in the charming village of Maresfield, this modern and immaculately presented five-bedroom detached family home is offered to the market with NO ONWARD CHAIN. Nestled in an exclusive development, the property enjoys access to approximately 9 acres of stunning communal grounds and woodland, the perfect retreat for families and dog owners alike, right on your doorstep. This substantial home opens with a welcoming entrance hall, complete with a cloakroom and convenient access to the integral double garage. The ground floor accommodation is spacious and versatile, featuring a dedicated study, a generous lounge which seamlessly flows into the light-filled conservatory, and a large dining/family room ideal for entertaining. The stylish modern kitchen is a real centrepiece, boasting sleek quartz worktops, ample storage, and a range of integrated appliances. Upstairs, you'll find five generously sized bedrooms, all beautifully appointed and serviced by a contemporary family bathroom. The principal bedroom benefits from its own en-suite shower room, offering a private and luxurious retreat. Outside, the home features a large driveway with ample parking for several vehicles leading to the double garage. The level rear garden is a wonderful, secure space for children to play or to host summer gatherings with friends and family. Located in the heart of Maresfield, the property benefits from excellent local amenities including a village primary school, a traditional pub, a newsagent, a beautiful historic church, and a Marks & Spencer food store just a short drive away. For those with an active lifestyle, the village also offers a wide range of sports clubs including cricket, tennis, gymnastics, football, and bowls. This exceptional property combines modern living with peaceful countryside surroundings, making it a perfect long-term family home.

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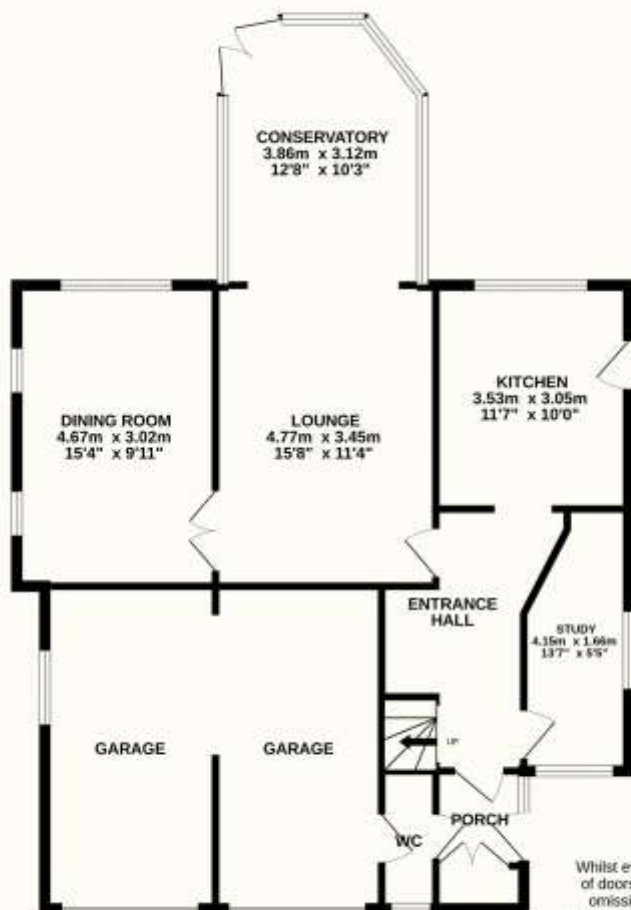
The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS



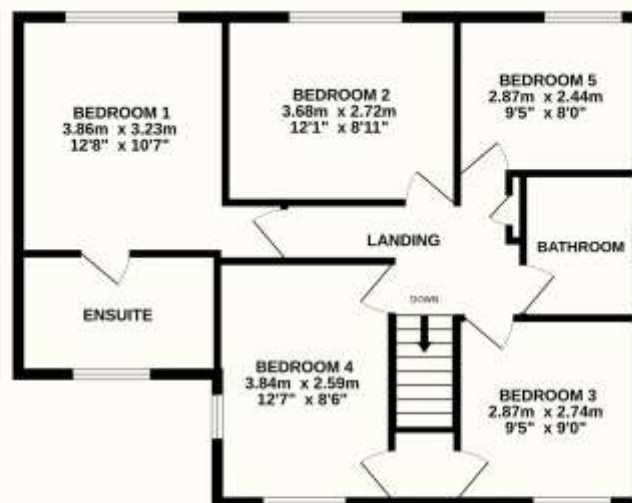


GROUND FLOOR  
101.9 sq.m. (1097 sq.ft.) approx.



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1ST FLOOR  
69.1 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA: 171.0 sq.m. (1840 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: F

MAINTENANCE/SERVICE CHARGE: £250 per year

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