



# Superbly presented detached family house

The Drive, Maresfield Park, Uckfield, East Sussex, TN22

Freehold





Entrance hall • Drawing room • Dining room • Family room  
 • Kitchen/ breakfast room • Utility room • Cloakroom • Boot room • Principal suite: bedroom, shower room, balcony and dressing room/bedroom 6 • 4 further bedrooms (one en suite)  
 • Family bathroom • Gardens • Swimming pool • Hot tub  
 • Timber framed double heritage garage  
 • About 1.4 acres • EPC rating D

#### Local Information

The Vinery is situated along a track leading from The Drive to just three properties, at the northern end of sought-after Maresfield Park, a popular and established private estate in the village of Maresfield. Maresfield has a primary school, parish church, Post Office, local shop and a recently refurbished 18th century public house/hotel.

Comprehensive shopping: Uckfield (three miles) offers supermarkets, a cinema and a range of day to day shops. Lewes (12 miles) and Tunbridge Wells (14 miles) offer an excellent range of boutiques, restaurants and bars.

Maresfield is on the outskirts of the Ashdown Forest, which offers superb walking and off road riding (for which a permit is required). There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county.

Sussex and neighbouring Kent provide a vibrant cultural scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells, and the historic County town of Lewes and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Buxted (London Bridge from 63 minutes), Uckfield (London Bridge from 70 minutes), Haywards Heath (London Bridge/Victoria from 42 minutes) and Tunbridge Wells (Charing Cross/Cannon Street from 52 minutes).

Schools: There are a number of state and independent schools and colleges in the local area, including Bonners CEP school, Uckfield Community Technology College, Cumnor House, Great Walstead, Brambletye, Michael Hall, Ardingly College, Bede's and Brighton College. A number of private schools offer bus services for students which stop in the village.

All distances and journey times are approximate.









### About this property

The Vinery is a superbly presented detached house, understood to date from the mid 1800s with later additions. It stands on the site of what was once the kitchen garden serving the Maresfield Park Estate, and retains a link to its history with the beautiful Victorian red brick garden wall on two sides.

The property has been extended over time and has been significantly improved by the current owners, with recent upgrades and improvements including a new slate roof, Parex Monocouche Rendering to the exterior, and George Barnsdale wooden double glazed windows throughout.

The result is a fine family house, which offers beautifully presented accommodation arranged over two floors. Flooring is a mix of oiled oak wood and travertine tiles, with some carpeting to the bedrooms and landing. The interiors offer spacious rooms with good ceiling heights and neutral décor. Most rooms are dual aspect, giving wonderful views across the superbly-appointed grounds.

The floorplans give an excellent overview of the property and should be used as a reference for the full extent and layout of The Vinery. The house has a good flow and a pleasing layout, with two formal reception rooms lying off the hallway, and an adjoining study.

The kitchen/breakfast room is of particular note, being well-equipped with under counter and

wall hung bespoke wood cabinets, complemented by granite surfaces and a central island. There is space for a range cooker, and French doors to the rear terrace; it is served by a utility room, fitted with bespoke wood units and with space for the usual appliances. Beyond lies a rear hall giving access to a family/games room, a boot room, and to the staircase leading up to the principal bedroom suite.

The principal suite has a generous triple aspect bedroom, a balcony offering spectacular views across the garden, a Lefroy Brooks shower room and a second bedroom currently used as a dressing room, which can also be accessed from the main landing.

There are four further bedrooms, one with a stunning Lefroy Brooks en suite shower room and connecting door to the adjoining bedroom, creating an ideal nursery; the remaining two bedrooms are served by a family bathroom.

The Vinery is approached from a track via a pair of electronically operated bespoke five bar gates, opening to the gravelled driveway ahead of the house and the timber framed double heritage garage; beyond lies a small enclosure with storage.

The beautifully landscaped gardens are a particular feature of the property.

The grounds are fully enclosed, yet have a lovely open, spacious feel, with an expanse of lawn, interspersed with mature trees and beds, planted with a range of







flowering shrubs and plants to provide interest throughout the year.

The heated swimming pool is sited in a slightly elevated position, and is surrounded by a paved terrace offering space for sunloungers. The pool machinery is housed in the outbuilding which lies to the south of the pool.

About 1.4 acres.

#### **Agent's Note**

The dresser and the Aga are not included in the sale.

#### **Services**

Oilfired central heating (underfloor to the kitchen area and family room). Mains electricity and water. Private drainage (Marsh systems). Pool heated by air source heat pump and/or oil fired boiler.

#### **Outgoings**

Wealden District Council, 01892 653311. Council tax band G.

#### **Tenure**

Freehold

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

#### **Directions**

From the mini-roundabout in the centre of Maresfield village, turn left into Straight Half Mile. Take the third left into Middle Drive to enter Maresfield Park; at the next junction take the sharp right onto The Drive. Continue for about 0.2 of mile and at the crossroads turn right into the track. The Vinery is the second house on the left hand side.

#### **Viewing**

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.









The Drive, Maresfield Park, Uckfield, East Sussex, TN22  
Gross Internal Area 4205 sq ft, 390.7 m²

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Approximate Area = 390.7 sq m / 4205 sq ft  
Including Limited Use Area (8.5 sq m / 91 sq ft)  
Outbuildings = 22.0 sq m / 237 sq ft (Excluding Carport)  
Total = 412.7 sq m / 4442 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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