



Well-presented detached house with mature gardens, in a sought-after private estate

**Fir Trees, Middle Drive, Maresfield Park, Uckfield, East Sussex TN22 2HG**

Guide £1,325,000 Freehold









Entrance hall • Sitting room • Dining room • Snug • Study • Kitchen and breakfast room • Utility room • Boot room • Cloakroom • 5 bedrooms (2 en suite) • Family bathroom • Detached double garage • Swimming pool and hot tub • Front and rear gardens • In all, about half an acre • EPC rating C

### About the property

Built in 1994, Fir Trees is an impressive detached family home characterised in an attractive Sussex style with brick, part tile-hung and part timbered elevations. The house is located in the sought-after Maresfield Park private estate and set in established, well-stocked gardens of just over half an acre, allowing privacy without seclusion. The accommodation is arranged over two floors, has a pleasing layout and is well presented throughout, with features including high ceilings, picture and dado rails, some ceiling roses, and replacement double glazing.

The house extends to over 2,500 square feet, the layout of which can be seen on the floor plan. The front door opens from an overhung porch canopy to a spacious and welcoming entrance hall, around which the majority of the ground floor accommodation lies; an elegant turned staircase rises to the first floor. There are two reception rooms lying off the hall: a formal dining room, and a light and bright triple aspect sitting room with French doors opening to the garden and a feature electric fireplace. Also lying off the hall is a good-sized study, and a cloakroom.

The kitchen and breakfast room has been recently re-fitted with an attractive range of cream-coloured high-gloss units, complemented by black quartz

worktops, Quick Step flooring and a range of integrated Neff appliances; there is ample space for a breakfast table. The kitchen is served by a utility room fitted with the same units as the kitchen, with space and plumbing for laundry appliances and a larder-style fridge/freezer, in turn leading to a rear hall/boot room, and a second cloakroom.

Lying off the kitchen is a cosy snug, which would also make an ideal playroom, with French doors to the garden.

There are five bedrooms on the first floor arranged around a galleried landing, four with useful built in storage. The principal bedroom has an en suite bathroom with suite including a bath and separate shower; bedroom two has an en suite shower room and the remaining bedrooms are served by a fully tiled family bathroom.

### Outside

Fir Trees is surrounded by mature established gardens, bounded by a number of mature trees allowing a good degree of privacy. The house is accessed from Middle Drive via a gated block-paved driveway, which leads to a parking area ahead of the house and the detached double garage; the front garden is well-enclosed by hedging and fencing and is mainly laid to lawn, planted with a number of eponymous fir trees.





There is gated access around both sides of the house to the rear garden, where a paved terrace with hot tub extends around two sides of the house, offering a number of different outdoor seating areas overlooking the swimming pool and expanse of lawned garden beyond. There are two timber sheds, one housing the pool equipment (new in 2020) and another used for garden storage.

In all, about 0.57 of an acre.

### Local information

Fir Trees is situated in a private and well-enclosed plot in the 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 an 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.

### Services

Gas fired central heating. All mains services.

### Outgoings

Wealden District Council, 01892 653311. Tax band G.

### Energy Performance

A copy of the full energy performance certificate is available on request.

### Viewing

Strictly by appointment with Savills on 01444 446000.





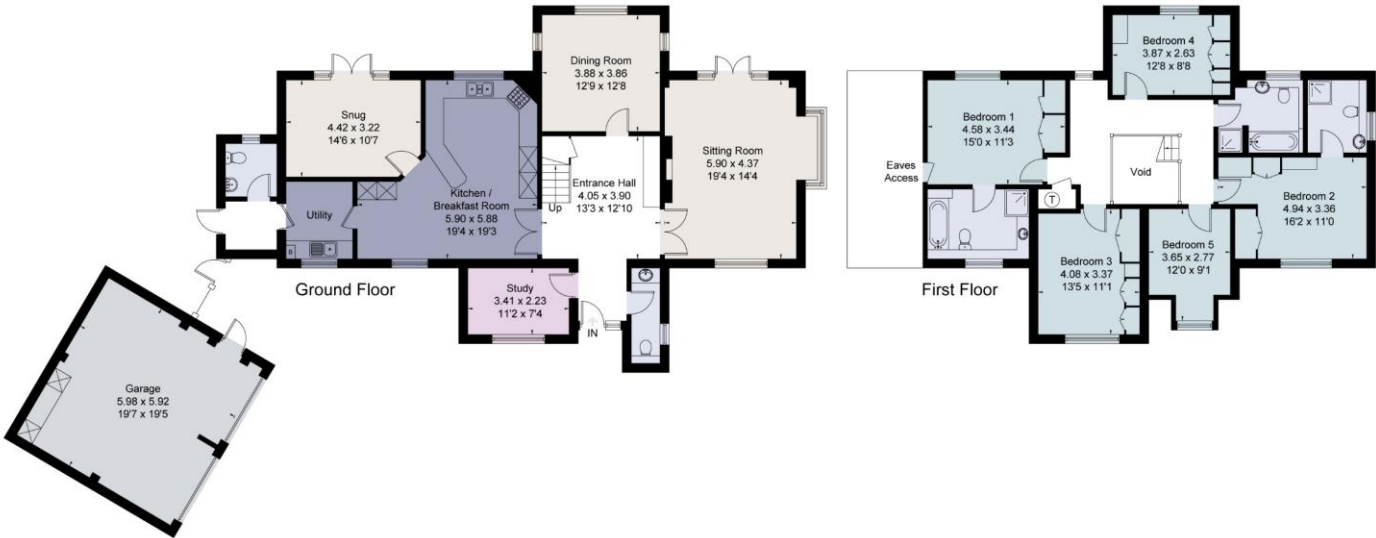





Fir Trees, Middle Drive, Maresfield Park, Uckfield, East Sussex TN22 2HG

Rohan Vines  
Haywards Heath  
**+44 (0) 1444 446 000**  
rvines@savills.com

Approximate Area = 235.1 sq m / 2531 sq ft (Excluding Void)  
Garage = 35.5 sq m / 382 sq ft  
Total = 270.6 sq m / 2913 sq ft  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 293880

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220629JRCK. Photographs taken: February and June 2022.

