



THE LODGE
MARESFIELD PARK, EAST SUSSEX

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A DELIGHTFUL CHARACTER PROPERTY WITH CHARM, STYLE AND ANCILLARY ACCOMMODATION

THE LODGE, THE DRIVE, MARESFIELD PARK, EAST SUSSEX, TN22 2HB

Entrance hall ♦ Sitting room ♦ Study ♦ Kitchen/dining/family room
Cloakroom ♦ Master bedroom suite ♦ 3 further bedrooms ♦ Shower
room ♦ Annexe: studio living room/kitchen, wet room ♦ Garden
Off street parking ♦ EPC rating E

Description

Also known as Lodge Gates, The Lodge stands at the southern entrance to Maresfield Park, a sought after private estate that was once the location for the Shelley family seat. Believed to date from the mid nineteenth century, the property has striking stone elevations under a tiled roof; crenellations, gargoyles and an impressive tower combine to offer a truly unique exterior.

Whilst being full of historical interest the property has the benefit of being unlisted and offers stylish, contemporary living space that is well-suited for modern life. The entrance hall features stained glass; there are many windows with leaded lights and some secondary glazing throughout the property.

The sitting room has a superb stone fireplace, and adjoins the separate study.

The stunning triple aspect kitchen has been cleverly extended to add an open plan dining room and family area, with bi-fold doors on two elevations and a large roof lantern ensuring plenty of natural light. The kitchen is well-equipped with a good range of pale cream, gloss fronted units, pale surfaces and plinth lighting; integrated appliances include NEFF oven and electric hob, Miele dishwasher, two fridges, two freezers and an extractor over the island. A cloakroom, with plumbing for a washing machine, and a boiler cupboard complete the ground floor.

The stairs are within the tower and have a striking ceiling; they lead up the first floor and the master bedroom suite, comprising bedroom, well-fitted dressing area and en suite bathroom.

There are two further bedrooms and a shower room situated one the first floor, and a further bedroom with walk-in storage and access to the roof storage forming the archway on the second floor.

Outside

The property stands at the head of The Drive, with the roof storage forming the archway between the house and the annexe. To the front of the house is a parking area; there is a further parking area serving The Lodge situated to the rear of the annexe.

The fully enclosed gardens lie to the east and north of the property, and have been landscaped to provide distinct points of interest including a raised pond, a terrace with plenty of space for table and chairs, and lawns interspersed with well-stocked herbaceous beds with established flowering shrubs.



The annexe has its own private vehicular entrance from Batts Bridge Road, with double gates opening to a courtyard garden/off street parking area; it provides a studio living area with a kitchen, a wet room and storage.

Agents Notes

Maresfield Park is a private estate and each household contributes towards the upkeep of the roads.

Situation

The Lodge is situated in Maresfield Park, a popular and established private estate in the village of Maresfield. Maresfield is positioned on the southern end of Ashdown Forest which offers superb walking and off road riding (for which a permit is required). There is a vibrant cultural scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Local amenities

Maresfield village has a primary school, parish church, Post Office, local shop and public house.

Comprehensive shopping

Uckfield (3 miles), Lewes (12 miles), Tunbridge Wells (14 miles).

Mainline Rail Services

Buxted (London Bridge from 63 minutes), Uckfield (London Bridge from 70 minutes), Haywards Heath (about 12 miles, 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 C of E Primary School in the village, Uckfield Community Technology College, Cumnor House in Danehill, Great Walstead near Lindfield, Brambletye, Michael Hall and Ardingly College. A number of the local schools offer bus services for students which stop in the village.

Directions

From Haywards Heath take the A272 east and at the junction with the A22 take the second exit at the roundabout, signposted Maresfield. Drive into the village; at the mini roundabout by The Chequers public house take the first exit onto The Drive, where The Lodge House is situated.

Services: Mains gas fired heating. Mains electricity water and drainage.

Outgoings: Wealden District Council, 01892 653311. Council tax band D

Tenure: Freehold

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

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.



FLOORPLANS

Approximate IPMS2 Floor Area = 183.0 sq m / 1970 sq ft
 Annexe = 23.2 sq m / 250 sq ft



Annexe
 (Not shown in actual location or orientation)

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