



Attractive and beautifully restored Grade II listed former hall house

**The Gate House, Maresfield, Uckfield, East Sussex TN22 3AX**

Freehold

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Drawing room • Dining room • Study / sitting room  
 • Kitchen with utility area • Breakfast room • Rear hall / boot room • Cloakroom • Principal bedroom with en suite bathroom • Bedroom 2 with en suite shower room  
 • 3 further bedrooms • Bathroom • Cellar • 2 outbuildings comprising office and store rooms • Gardens and grounds with vineyard and small lake • About 2 acres • EPC exempt

### About the property

Believed to date from the late 15th or early 16th Century, The Gate House is a superb example of a timber-framed former hall house and is listed Grade II, of 'special historic or architectural importance.' Since acquiring the property over 32 years ago, the current owners have undertaken a programme of extension and careful refurbishment, taking every care to enhance and retain the original structure and historic character of the building. A stylish recently re-fitted kitchen and a vaulted breakfast room added in 2018 sit alongside a wealth of original timbers and doors, two handsome inglenook fireplaces and timber-framed casement windows, some with leaded panes, to create a beautifully presented, comfortable and clearly much-loved family home.

The floor plan gives an excellent overview of the full extent and layout of the accommodation, which is arranged over three floors including the cellar. There are four reception rooms, all with their own character and good ceiling heights, including an elegant drawing room, an impressive dining room (both with inglenook fireplaces), a cosy study or sitting room with bookshelving, woodburner and lovely views over the lake, and a vaulted breakfast room open to the kitchen.

The kitchen is fitted with pale blue shaker-style cabinetry, with quartz worktops, a reconditioned electric Aga, double Butler sink and a range of integrated appliances. To one end is a utility area with space for laundry appliances. A rear hall / boot room and a cloakroom with WC complete the ground floor. There are five bedrooms and a family bathroom lying off the spacious first floor landing, all with delightful views over the gardens and three featuring charming cast iron fireplaces. Bedroom one is a particularly lovely room, benefitting from an en suite bathroom; bedroom two has an en suite shower room.

A door under the main staircase opens to steps descending to a useful cellar store room.

### Outside

The Gate House is beautifully situated in a wonderful rural location, nestled into a hollow and with a lovely outlook over its own landscaped grounds. A timber gate opens from the lane to a large gravel parking area; a rose-lined pathway leads around to the main entrance at the rear of the house. The two outbuildings lie adjacent to the house and comprise a vaulted office and various useful store rooms.





The house is surrounded by attractively landscaped gardens, enclosed by deer fencing and being private and not overlooked. Well-tended, gently undulating lawns are dotted with flower and shrub beds, and both young and mature trees including an ancient yew. The tree-lined lake lies to the west of the house and is teeming with an array of wildlife and birds; a paved terrace overlooking the lake offers an ideal spot for dining al fresco.

A small and productive vineyard with 130 vines of both Chardonnay and Pinot Noir grape varieties is planted on a south-facing bank to the northern end of the grounds, yielding over 200kg of grapes a year.

In all, about 2 acres.

#### Situation

The Gate House is situated on the rural outskirts of the village of Maresfield, on the southern edge of Ashdown Forest which offers superb walking and off road riding (for which a permit is required). Maresfield has a primary school, parish church, Post Office, local shop and a recently refurbished 18th century public house/hotel; the adjacent village of Five Ash Down has a well-stocked village store/Post Office and pub.

#### Comprehensive shopping:

Uckfield three miles, Lewes 12 miles, Tunbridge Wells 14 miles.

There is a vibrant cultural scene in Sussex, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells, the nearby historic County town of Lewes - famous for its bonfire celebrations, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

**Transport:** Buxted (London Bridge from 63 minutes), Uckfield (London Bridge from 70 minutes), Haywards Heath (12 miles, London Bridge/Victoria from 42 minutes) and Tunbridge Wells (Charing Cross/Cannon Street from 52 minutes). Gatwick airport 20 miles.

**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, Ardingly College, Bede's and Brighton College. A number of both the local and private schools offer bus services for students which stop in the village.

#### Directions

From the mini-roundabout in the centre of Maresfield village, opposite the Chequers public house, turn left then take the first right turn after Forest Vets. Turn right into Nursery Lane (signposted Underhill), continue for about 0.4 of a mile and at the fork bear left into Cobdown Lane. The Gate House is the first house on the left hand side.

#### Services

Gas fired central heating. Electric storage heater in the office. Mains gas, electricity and water. Private drainage.

#### Outgoings

Wealden District Council, 01892 653311. Tax band G.

#### Viewing

Strictly by appointment with Savills on 01444 446000.









## The Gate House, Five Ash Down

**Gross internal area (approx)** 267.4 sq m/2878 sq ft

**Cellar** 16.3 sq m/175 sq ft

**Home office** 13.9 sq m/149 sq ft

**Store buildings** 25.6 sq m/275 sq ft

**Total** 323.2 sq m/3477 sq ft



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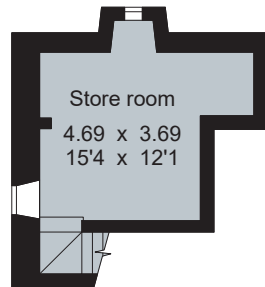
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**Rohan Vines**

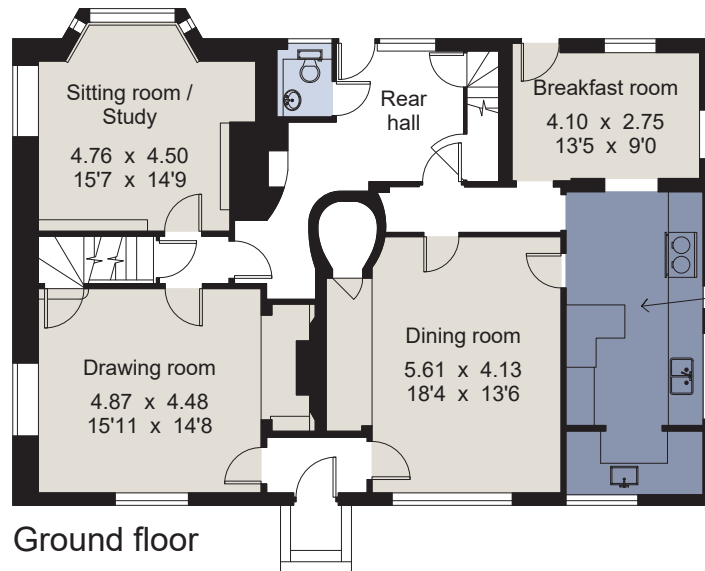
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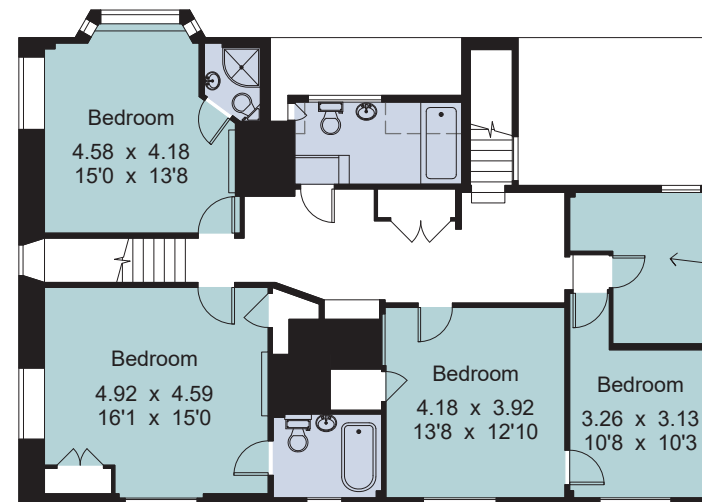
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Cellar



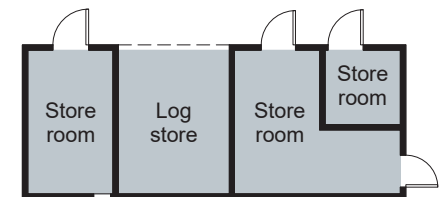
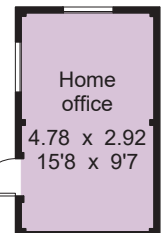
Ground floor



First floor

----- reduced headroom below 1.5m / 5'0

Bedroom  
3.31 x 3.08  
10'10 x 10'1



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