



Impressive family home in mature gardens

Redwood House, Middle Drive, Maresfield Park, Uckfield, East Sussex TN22 2HG

Guide £1,750,000 Freehold



Entrance porch and hall • Drawing room • Dining room • Sitting room • Games room • Kitchen open to conservatory breakfast room • Study • Gym • Utility room • Cloakroom • Principal bedroom with dressing room and en suite shower room • Guest bedroom with en suite bathroom • 3 further bedrooms • Family bathroom • Detached double garage • Front and rear gardens • Tennis court • About 1 acre in all • EPC rating D

About this property

Built in 1996 by Berkeley Homes, Redwood House 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 around an acre, allowing privacy without seclusion. The light and bright accommodation is arranged over two floors, extends to a generous 4,085 sq ft and is well presented throughout, with features including both working and feature fireplaces, high ceilings, picture and dado rails, and timber framed double glazed casement windows; glazed double doors between many of the rooms on the ground floor add to the spacious feel and create a pleasing flow between the living spaces.

The full extent and layout of the house can be seen on the accompanying floor plan. The welcoming entrance hall lies

central to the ground floor, with double doors opening to both the elegant dual-aspect drawing room which features a marble coal-effect gas fire, and the sitting room. Accessed from the drawing room is a magnificent games room, a new addition to the house ideal for entertaining on a grand scale, with soaring vaulted ceiling with oak timbers, space for a full-size snooker table, and an adjoining gym with doors opening to the garden. (Snooker table and gym equipment available by separate negotiation.)

The kitchen has been attractively refitted with a range of Mark Wilkinson cabinetry, with granite worktops and leather detailing on the handles, a glass breakfast bar, tiled floor and a number of integrated Siemens appliances. The kitchen is open to the south-facing conservatory which has a stylish glass breakfast table; folding doors open to the sitting room, and there is a useful utility room with space for laundry appliances. Also lying off the





kitchen, ideal for formal entertaining, is the dining room. A study and a cloakroom complete the ground floor accommodation.

There are five spacious bedrooms and a family bathroom lying off the galleried first floor landing, including a generous principal suite with dressing room and en suite shower room, and a guest bedroom with en suite bathroom. Both the en suite shower room and family bathroom have electric underfloor heating and have been refitted with stylish suites, including a large shower cubicle/steam room in the shower room.

Outside

Redwood House sits centrally in its grounds, well-enclosed by laurel and beech hedging and mature trees, including some handsome western cedars, red oak and yew. A timber five-bar gate opens to a sweeping, bonded gravel driveway which leads to a parking area ahead of the house and to the detached double garage.

The rear garden is south facing and mainly laid to lawn, with a paved terrace spanning the rear of the house and a fenced tennis court positioned centrally on the lawn.

In all, about 0.99 of an acre.

Agent's Note

A number of the trees are subject to Tree Protection Orders.

Local Information

Redwood House 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 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.

Directions

Heading east on the A272, 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 left exit onto Straight Half Mile. After about a third of a mile turn left into Middle Drive and Redwood House is the ninth house on the left hand side.

Services

Gas fired central heating. Some electric underfloor 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. 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.



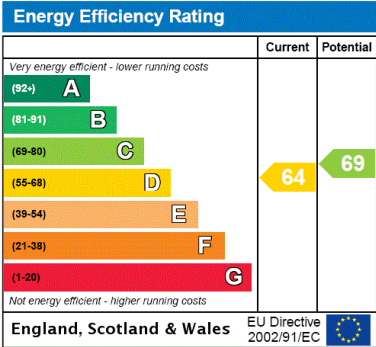


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Approximate Area = 379.5 sq m / 4085 sq ft
Garage = 36.8 sq m / 396 sq ft
Total = 416.3 sq m / 4481 sq ft
Including Limited Use Area (8.8 sq m / 95 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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