



Superbly presented modern family home with south-facing garden, in a private lane

Oak Leaf House, The Lane, Straight Half Mile, Maresfield, Uckfield, East Sussex TN22 2AF

Guide £1,435,000 Freehold





Entrance hall • Sitting room • Garden room • Kitchen and dining room • Study • Utility room • Boot room • Cloakroom • Principal bedroom with en suite bathroom and walk-in wardrobe • 3 further bedrooms • Family bathroom • Home office or guest bedroom with en suite bathroom • Integral double garage • Large driveway • South-facing garden and terrace • About a third of an acre in all • EPC rating D

About the property

Built in 2008, Oak Leaf House is a superbly presented, light and bright family home, ideally situated in the centre of Maresfield yet tucked away in a private lane with just two other houses. The house offers a versatile layout, with a number of solutions for home working and the potential to create a single or double-storey self-contained annexe in the western wing of the property.

The full extent and layout of Oak Leaf House, which extends to over 3,200 square feet, can be seen on the floor plan; points of particular note include the striking curved wall to the front elevation, oak flooring through most of the ground floor, oak internal doors, modern white bathroom suites, a stylish contemporary kitchen and neutral décor throughout.

A wide solid wood front door opens from an overhung porch canopy to an elegant and welcoming entrance hall, off which lies a cloakroom and the formal reception rooms. The sitting room is a spacious, dual-aspect room featuring a raised open fireplace with a Portland stone hearth; the beautifully light and bright garden room is part vaulted and has bi-fold doors opening on to the terrace. The kitchen and dining room is an excellent room for everyday

family life, fitted with a range of stylish Siematic matt white and wood units, with black granite worktops, a large central island, range of integrated Miele appliances, space for a sofa and a generous curved dining area.

Lying off the kitchen is a boot room with shelved larder cupboard, in turn leading to a good-sized study, the inner hall, and a useful utility room. A spiral staircase rises from the hall to the home office or guest bedroom and bathroom, which is an ideal space for home-working or, together with some of the ground floor rooms, allows the potential to create a self-contained annexe (subject to the necessary consents).

There are four bedrooms in the main part of the first floor, lying off the vaulted galleried landing. The principal bedroom has a walk-wardrobe and a large en suite bathroom with suite including a bath and separate shower cubicle; the remaining bedrooms are served by a family bathroom with equally well-fitted modern white suite.

Outside

Oak Leaf House is accessed from the private road through double five bar gates, which open to a generous block paved parking area lying to the front of the house and double garage. A



second pair of double gates opens to the side garden, allowing vehicular access to the side and rear gardens and allowing for additional guest parking.

There is gated pedestrian access at both sides of the house leading to the rear garden, which wraps around the house to three sides, the principal section being south-facing. The garden is largely laid to level lawn, well-enclosed by laurel hedging, with a sunny sandstone terrace lying adjacent to the house.

Agent's note

The Lane is a private road, owned by The Lane Maresfield (Management) Limited, of which the owners of Oak Leaf House have one share.

Local information

Oak Leaf House is situated in a private lane in the centre of Maresfield, with just two other properties. Within the village is a primary school, parish church, Post Office, local shop and an 18th century public house/hotel; the town of Uckfield (three miles) offers supermarkets, a cinema and a range of day to day shops. Lewes (12 miles) and Tunbridge Wells (14 miles) have 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, with 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 (underfloor to the kitchen and dining room). All mains services.

Outgoings

Wealden District Council, 01892 653311. Tax band G.

Energy Performance

A copy of the full EPC is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.





Approximate Area = 299.6 sq m / 3225 sq ft
Garage = 30.6 sq m / 329 sq ft
Total = 330.2 sq m / 3554 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	73		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	66	73		
(39-54)				
E				
(21-38)				
F	66	73		
(1-20)				
G	66	73		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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