



**hamlyn  
smith.**

Maresfield Park, Uckfield, TN22 3ER

Guide Price  
£1,250,000 - £1,350,000



# hamlyn smith.



6 Bedrooms



3 Reception



3 Bathrooms

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Forest Cottage is a superb modern Country House, located within the desirable private estate of Maresfield Park, and set in established, well-stocked gardens of around 1.5 acres, allowing privacy without seclusion with the “great outdoors” on its doorstep.

- Detached Family Residence.
- Approx. 1.5 Acres Of Gardens
- Maresfield Park, Private Estate
- A Self Contained 1 Bedroom Dwelling
- Large Driveway & Carport
- The “Great Outdoors” On Its Doorstep.









**Property Description**  
The spacious accommodation occupies two floors and spans close to 3000 Sq Ft, there is also an additional 1 bedroom annex, located above the carport, which acts as a granny annex or can provide an income, on a short-term tenancy basis.

Forest Cottage, comprises 5 bedrooms, three bathrooms, and a WC on the ground floor. On entering the property, you are welcomed by a newly redesigned entrance porch and boot room, which then opens into the central hallway of the main residence.

The ground floor accommodation includes a large principal reception room with a stunning feature fireplace, a vast kitchen and dining room that spans the width of the house, as well as a sunroom with by-folding doors that overlook the rear garden. On the first floor, you will find a master suite that is substantial in size, with an en-suite bathroom and dressing area. There are 4 further double bedrooms, one with an en-suite shower room and a further family bathroom.

Externally the property is accessed via a large driveway, giving seclusion and privacy and there is plenty of off-road parking for vehicles. A detached carport with a 1 bedroom annex above which is fully fitted with a kitchenette and a modern shower room.



House Approx. Gross Internal Area 2974 sq. ft / 276.3 sq. m  
Approx. Gross Internal Area (Includes Outbuildings) 4367 sq. ft / 405.7 sq. m

