



Milestones, London Road, Maresfield
Uckfield

Offers in Region of **£400,000**

**MANSELL
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Milestones, London Road

Maresfield, Uckfield

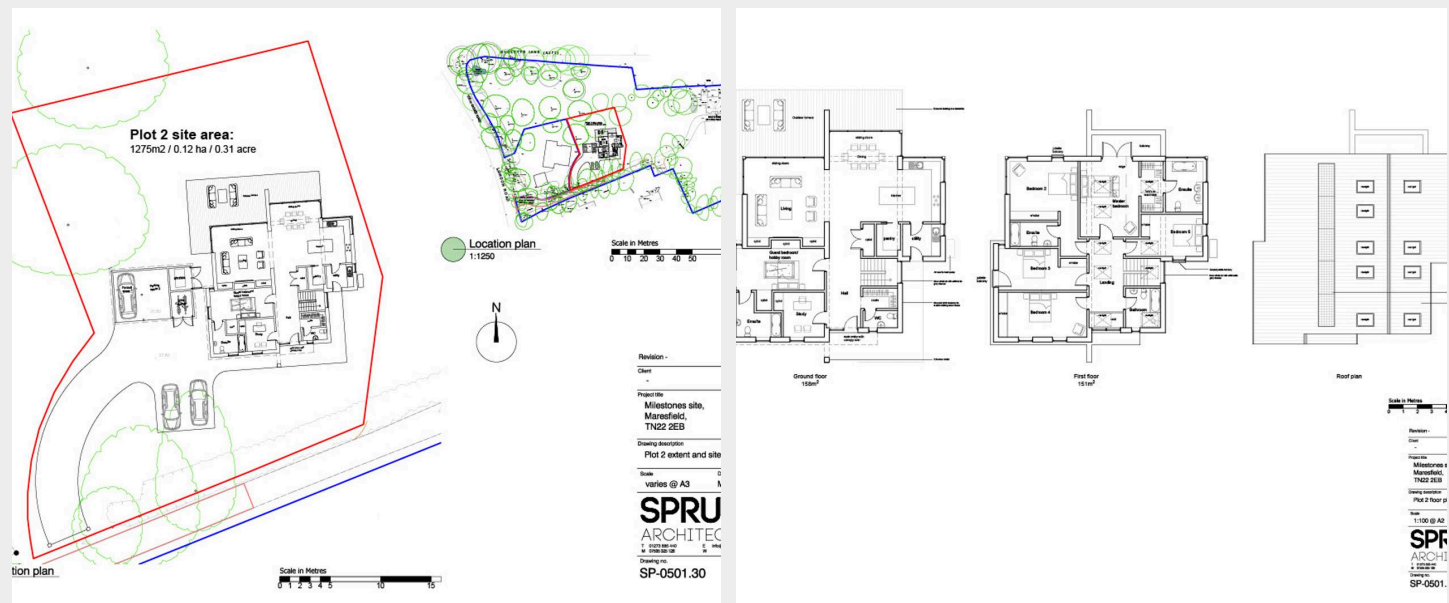
A unique opportunity to acquire a rarely available building plot with planning permission granted with a generous 0.30 acre plot, within walking distance of either Maresfield or Five Ash Down villages and Uckfield town centre with its comprehensive range of shopping and leisure facilities as well as mainline train station.

There is potential for a 5/6 bedroom, 4 bath/shower room, approximately 3,300 square foot home benefiting from, in brief, on the ground floor; a spacious entrance hall, a magnificent kitchen dining living room with a central kitchen island, a walk-in pantry and useful utility room, a downstairs study, a coats cupboard, an additional reception room/downstairs bedroom with an en-suite bathroom and a WC.

From the entrance hall a staircase rises to the first floor, offering; an impressive principle bedroom with a balcony overlooking the rear garden, a walk-in wardrobe and an en-suite bathroom, a second en-suite bedroom with a range of fitted wardrobes, a family bathroom and 3 further double bedrooms all with fitted wardrobes.

The gardens will extend to approximately 0.30 acres bordered by mature hedges on two sides with a pleasant outlook across a stand of trees to the rear.

- Plot for sale
- Potential for a 5/6 bedroom, 4 bath/shower room detached house
- Planning permission granted
- 0.30 acres
- Designs for approx. 3,300 sq ft house
- Detached double garage



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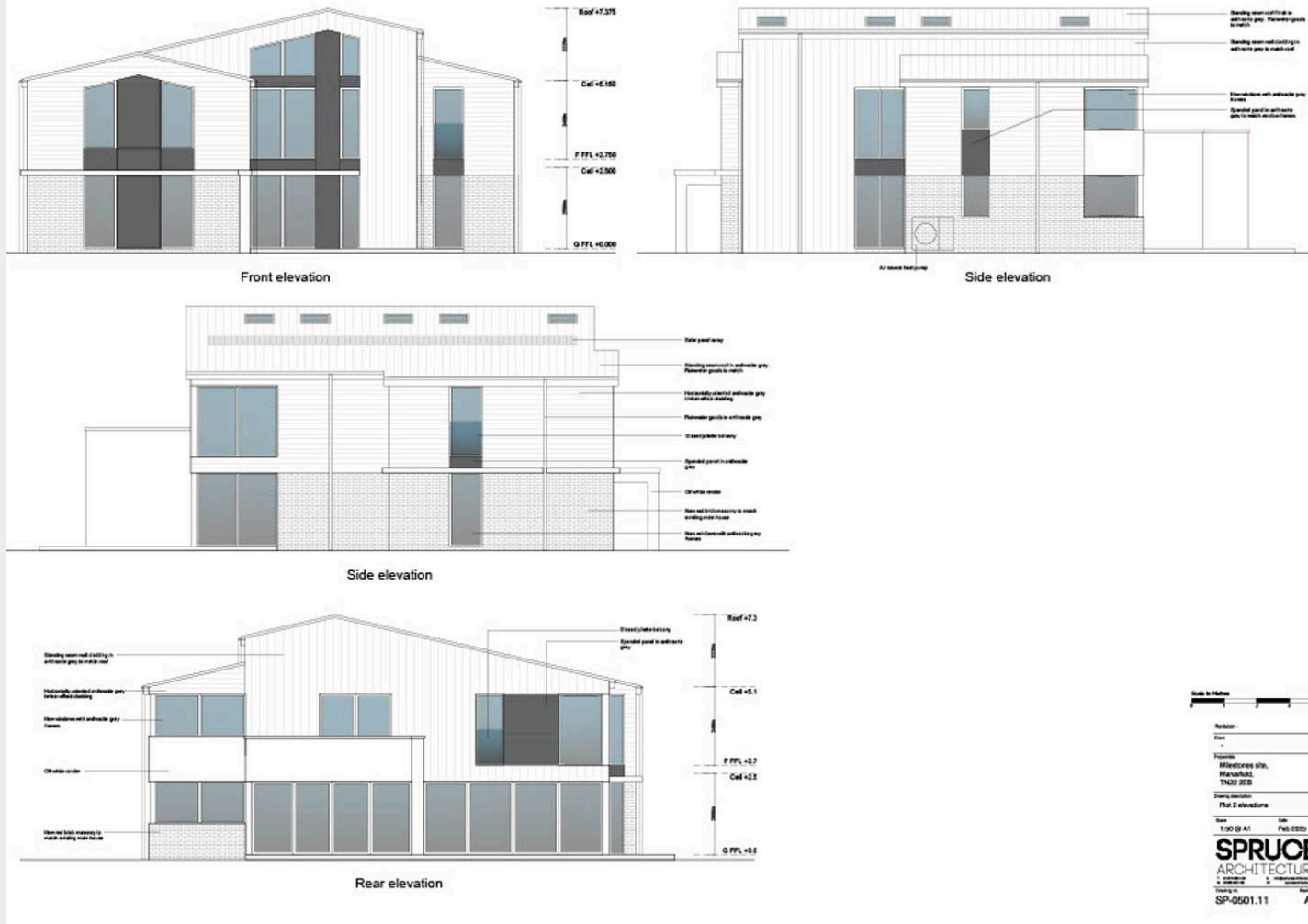
Maresfield, Uckfield

The property will be approached via a driveway leading to a substantial parking area and detached double garage.

The plot is situated between Uckfield and Maresfield village. Nearby Maresfield village offers a highly regarded primary school, village shop, public inn and a picturesque church. Buxted and Uckfield mainline railway station can be found within a short driving distance offering services to London in just over 1 hour (London Bridge/Victoria 67 mins).

Uckfield provides local shopping facilities for day to day needs with a more comprehensive range of shopping and leisure facilities in Royal Tunbridge Wells: which offers a shopping mall, two theatres, numerous bars/restaurants and a multiplex cinema. Rail services also run from Haywards Heath (13 miles) offering services to London Bridge/Victoria with journey times to London 47 mins respectively.

The area is renowned for its excellent schooling for all age groups with Tonbridge, Sevenoaks and Bedes at Hailsham all within easy reach and Holmewood House prep school, St Leonards at Mayfield and Cumnor House all easily accessible. Recreation and sporting facilities nearby include wonderful walking and riding on the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books, racing at Plumpton, Lingfield Park and Brighton. Local golf courses include two at Royal Ashdown, Crowborough, Piltdown and the East Sussex National at Uckfield.



Milestones, London Road, Maresfield, TN22

Approximate Gross Internal Area = 3326 sq ft / 309.0 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1185465)

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