



Ingleside House, Batts Bridge Road, Maresfield TN22 2HJ

£1,300,000
**MANSELL
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Ingleside House, Batts Bridge Road

Maresfield

Ingleside House is an outstanding architecturally designed five bedroom three bathroom detached modern home occupying a secluded plot of 0.33 of an acre with a double garage and spacious garden studio/home office.

This stunning contemporary home constructed in 2011, was designed with many sustainable features in mind including solar water heating, super insulation, recovery ventilation system, and rainwater storage. The home affords spacious open plan living accommodation and interconnecting rooms on the ground floor, a wealth of glass, high vaulted ceilings on the first floor and Nest-operated underfloor heating throughout.

The property is entered via a spacious porch and adjacent cloakroom with bespoke joinery for coats and boots. The reception hall has double height ceiling exposing the ornate galleried landing above. Continuing through the ground floor there is a large front sitting room connecting to the rear dining/family room with French doors leading onto the rear terrace. The kitchen is a distinguishing feature of the home, beautifully fitted with a Neptune kitchen and integrated pantry, and appliances including a Quooker tap. There is a large island with two ovens, induction hob, breakfast bar and a built-in seating booth to serve the dining area. A separate utility room leads from the kitchen.





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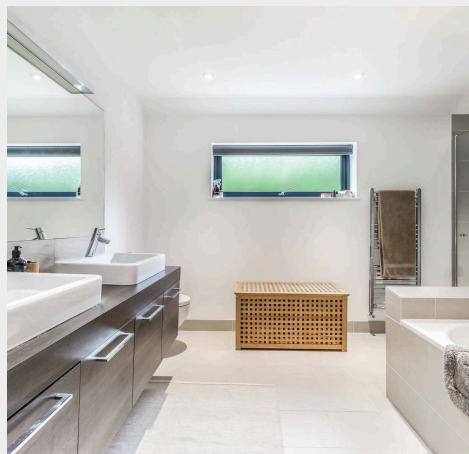
The first floor has a galleried landing and provides five double bedrooms. The principal bedroom has a bespoke dressing area, an ensuite bathroom with his and hers sink and a Juliette balcony. There are three further large double bedrooms and a family bathroom with shower and bath. Finally, the large guest room has the benefit of an en-suite shower room.

Outside, the front of the property and double garage are approached via a gravel driveway with the house flanked on each side by pathways and side gates leading to the rear garden. The garden is predominately laid to level lawn flanked either side by mature beds with a detached garden studio/home office at the rear and enjoys complete seclusion. The terrace is ideal for outdoor dining and relaxation with a working hot tub.

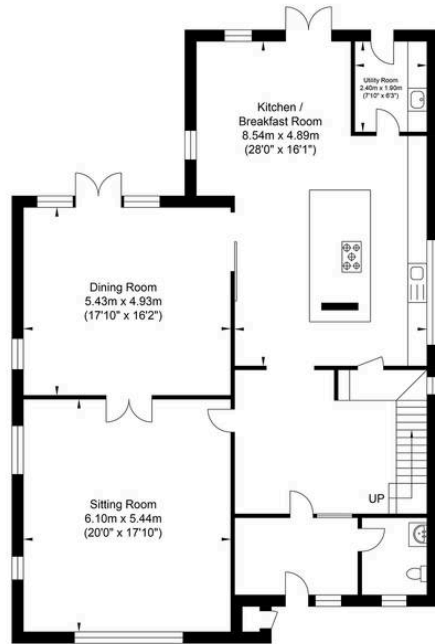
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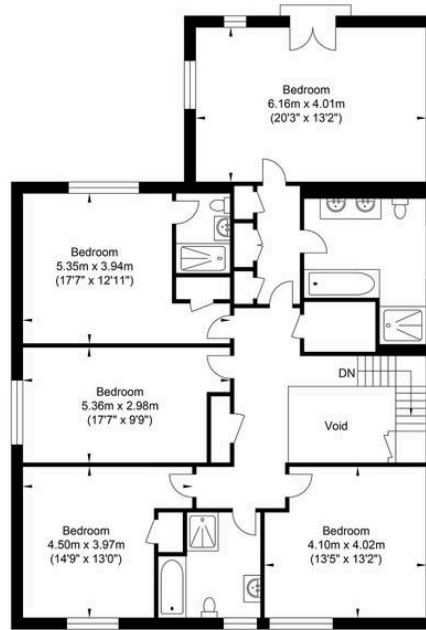
Council Tax band: E



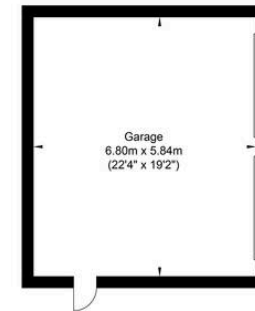
Ingleside



Ground Floor
Approximate Floor Area
1505.54 sq ft
(139.87 sq m)



First Floor
Approximate Floor Area
1525.56 sq ft
(141.73 sq m)



Garage
Approximate Floor Area
428.40 sq ft
(39.80 sq m)



Approximate Gross Internal Area (Excluding Garage) = 281.60 sq m / 3031.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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