



1 The Paddock, Maresfield Uckfield TN22 2HQ

In Excess of £700,000

**MANSELL
McTAGGART**
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1 The Paddock

Maresfield, Uckfield

A substantial five bedroom two bathroom detached family home occupying a generous corner plot of circa 0.19 of an acre with an attached double garage. Situated in a quiet cul-de-sac forming part of this sought after village within a short stroll of the general store, post office public inn and picturesque church.

This impressive home extends to over 2,200 sq ft of living accommodation providing wonderful spacious living space for a large family. There are several reception room on the ground floor, and the first floor boasts five double bedrooms and two bathrooms. The plot is a particular feature of the property, with vast space found to the front which provides potential for a detached garage, freeing up the existing garage to be converted to provide further living accommodation. In addition, solar panels provide renewable energy with battery storage and a feeding tariff. There is also an electric car charging point.

The property is entered via a spacious hallway with a cloakroom found nearby, there is a double aspect sitting room with wood burning stove, double doors continue through to a dining room. There is a family/games rooms, a kitchen/breakfast room fitted with a matching range of units to eye and base level with a peninsular/breakfast bar and a separate utility room.





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The first floor provides a landing, five double bedroom with the principal bedroom enjoying a double aspect with built-in wardrobe and an ensuite shower room. The family bathroom comprises of a matching suite and enclosed bath.

Outside, the front of the property is approached via a driveway which provides ample parking and in turn leads to the attached double garage. The rear garden is predominantly laid to lawn with a paved patio adjoining the rear of the property with raised shrubs. A pond to one side and two timber sheds. The whole enjoying a good degree of seclusion.

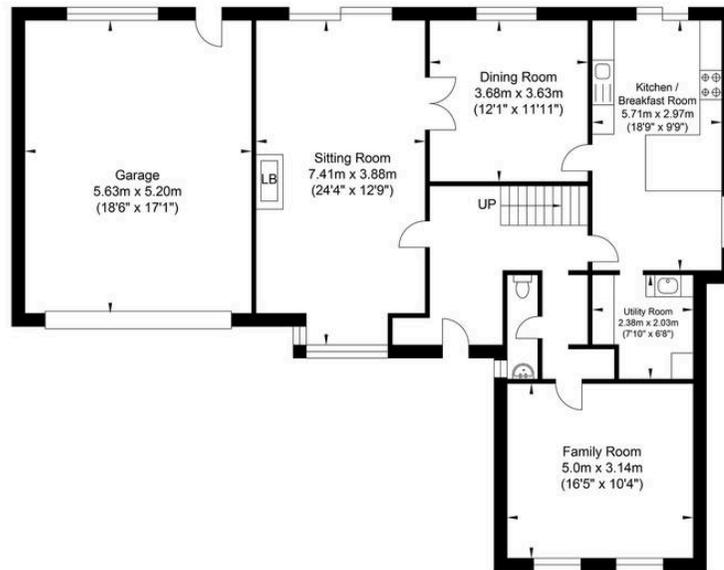
EPC - B

Council Tax - C

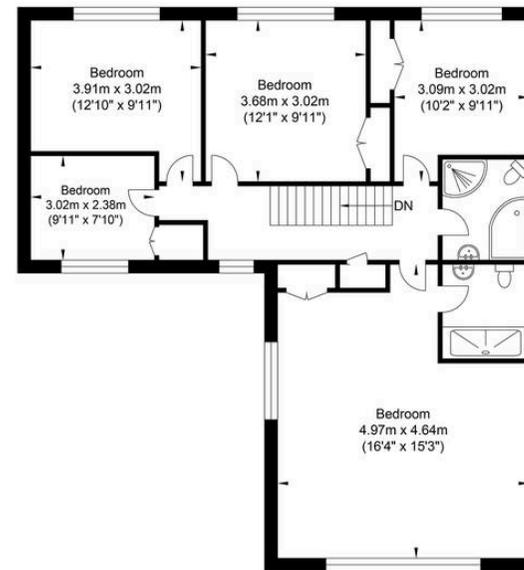
- A substantial five double bedroom two bathroom detached family home occupying a pleasant corner plot of circa 0.19 of an acre
- Forming part of a small cul de sac within walking distance of the village amenities
- Three spacious reception rooms | Kitchen/breakfast room | utility room
- Attached double garage
- Principal bedroom with en-suite
- EPC - B



The Paddock



Ground Floor
Approximate Floor Area
1436.22 sq ft
(133.43 sq m)



First Floor
Approximate Floor Area
1095.65 sq ft
(101.79 sq m)

Approximate Gross Internal Area (Including Garage) = 235.22 sq m / 2531.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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