



FOREST  
VIEW

MARESFIELD PARK



## Enjoy the beauty of bespoke

**Forest View in Maresfield Park, East Sussex, is the epitome of bespoke house building. Just four custom-build plots are nestled along a tree-lined private lane on the southern edge of the Ashdown Forest – located within the exclusive, private ‘Maresfield Park’ estate, renowned for its unrivalled sense of seclusion.**

With full planning permission already in place, clients can be fully involved in the creative experience. The concept, brought to you by award-winning Abode Homes, marries the design vision of the purchaser with the expertise of a professional construction and project management team.

Each plot is generous enough to yield a five-bedroom property of between 2,707 and 2,887 square feet, with a private landscaped garden and a double detached car barn. As standard will be a thermally- and energy-efficient end product crafted using the finest materials, with no limit on how lavish the internal specification can be. As an added bonus, stamp duty is only payable on the cost of the land and not on the build.

# Local area

## A welcoming village awaits

The village of Maresfield is one of the most attractive in East Sussex as it combines countryside charm and everyday conveniences with close proximity to major towns and excellent transport connections. In the heart of the village is The Chequers Inn, a convenience store, a Post Office, a church and a village hall, with Bonners CofE Primary School & Nursery, a lawn tennis club and a bowls club also close by. A number of bus routes serve Maresfield, with two train stations less than 3.4 miles away.

## Where nature comes to you

Maresfield is perched on the edge of the High Weald Area of Outstanding Natural Beauty and opportunities for walking, wildlife spotting or simply reconnecting with the natural world are profuse. The parish includes a large expanse of the Ashdown Forest that, in its entirety, covers 6,500 protected acres and plays host to deer, ancient woodlands, native plants and the famous Pooh Sticks Bridge. Also close by is the Woodland Trust's stunning Lake Wood, the steam-powered Bluebell Railway and the National Trust's Sheffield Park & Gardens.



## Options on your doorstep

Maresfield enjoys equally charming neighbours. Royal Tunbridge Wells and Lewes are all close enough for regular visits. Head into Tunbridge Wells for the choice of two theatres, a myriad of shopping options and The Pantiles – the latter famed for its cluster of bars, boutiques, restaurants and open-air music events. Or set aside an evening to enjoy a pre-film drink, a screening of the latest movie and a post-film supper at the Lewes Depot.

For families, there is a respected collection of schools within close proximity. This includes Bonners CofE Primary School & Nursery in Maresfield itself, Buxted Primary School, Uckfield College, Cumnor House, Grove Park, Brambletye, Great Walstead and Mayfield College.



# Site Plan

- PLOT 1**  
5 Bedroom Detached Home
- PLOT 2**  
5 Bedroom Detached Home
- PLOT 3**  
5 Bedroom Detached Home
- PLOT 4**  
5 Bedroom Detached Home



Computer generated image.



Forest View is a rare opportunity to live within an established private estate in East Sussex. Only four plots are available enabling each resident to enjoy privacy, peace and a substantial garden. Unlike self-managed custom builds, Abode Homes will provide a dedicated home designer who will project manage the entire experience.

Computer generated image.



# Plot 1

5 Bedroom Detached Home



Computer generated image. All measurements are approximate and for display purposes only. Not to scale.

## Ground Floor



## First Floor



Acre	0.476	Build Sq. ft	2,887
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# Plot 2

5 Bedroom Detached Home



Computer generated image. All measurements are approximate and for display purposes only. Not to scale.

## Ground Floor



## First Floor



Acre

0.402

Build Sq.ft

2,707



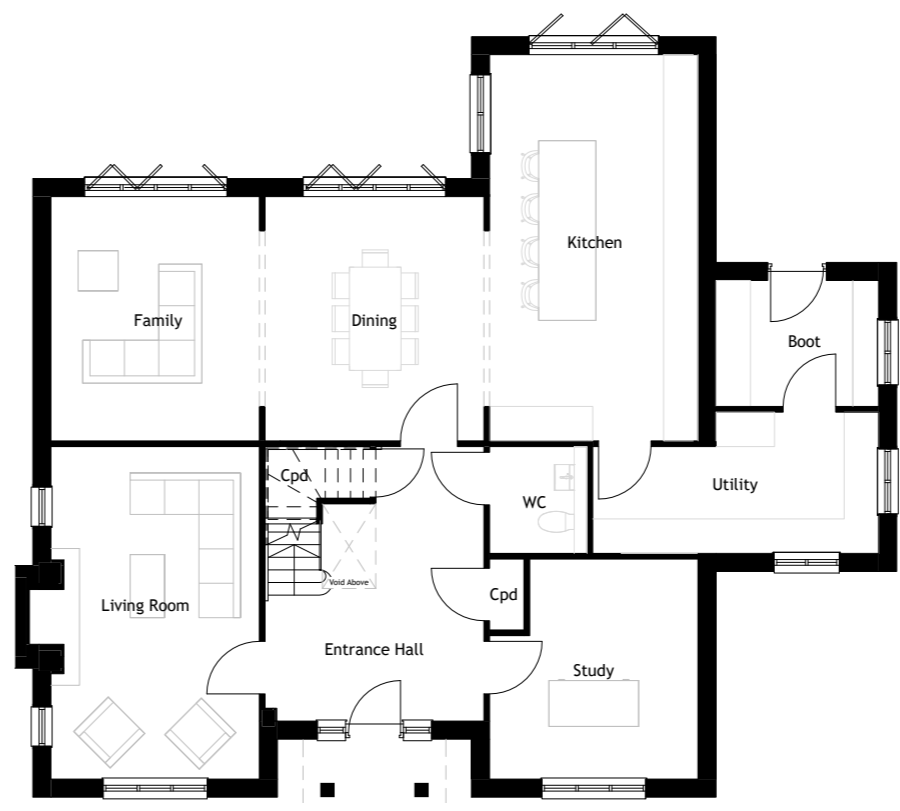
# Plot 3

5 Bedroom Detached Home



Computer generated image. All measurements are approximate and for display purposes only. Not to scale.

## Ground Floor



## First Floor



Acre 0.612

Build Sq.ft 2,751



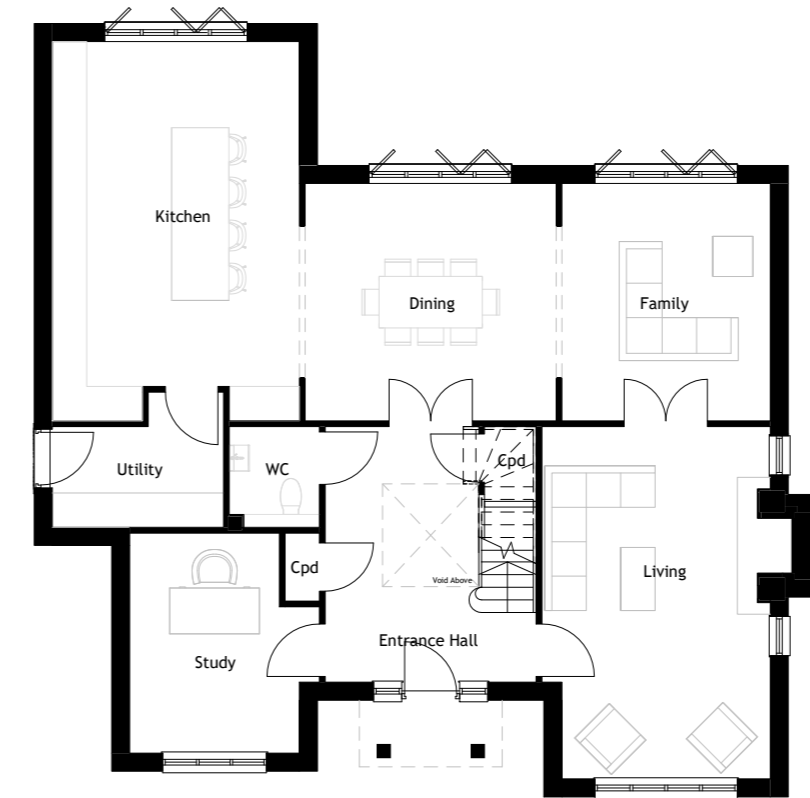
# Plot 4

5 Bedroom Detached Home



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## Ground Floor



Acre

0.504

Build Sq.ft

2,705

## First Floor







# Specification



Computer generated images.



### Kitchen/Dining/Living Room

- Contemporary British made kitchens are available in matt or gloss finishes.
- Quartz stone worktops
- Parquet flooring

### Bosch Appliances

- Washing machine/dryer
- Dishwasher
- Oven
- Hob extractor
- Hob
- Fridge freezer
- A rated energy efficient boiler

### Lighting

- Low energy LED spotlights throughout
- Pendants for feature lighting to principal rooms

### Bedrooms

- Wool blend carpet
- Farrow & Ball paint to walls and ceiling
- Woodwork to be finished in Farrow & Ball eggshell

### Flooring

- Parquet flooring
- Wool blend carpets
- Porcelain tiles

### Hallway

- Farrow & Ball paint to walls and ceiling
- Woodwork to be finished in Farrow & Ball eggshell
- Parquet flooring

### Bathrooms

- Modern white bathroom suite
- Contemporary/period fitted furniture
- Quartz stone tops
- Porcelain wall tiles
- Porcelain floor tiles

abode homes. live inspired

abode homes create outstanding and inspirational homes for those who value impeccable design and an exceptional living experience in prime locations. Each of our developments are created with the utmost attention to detail, featuring stylish finishes and carefully considered layouts that maximise light, views and functionality.

Our specialist team oversee every aspect of the process, from conception to completion, devoting the time, energy and expertise required to deliver truly inspirational homes.

abode homes approach every development with our clients at the forefront of our minds, ensuring that the design, layout, finishes and amenities will exceed all expectations.

We have also gained a welcome reputation for our flexibility and willingness to tailor our homes to the individual tastes and requirements of our clients.



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# Connections



**On foot**

The Ashdown Forest	1 mile
The Chequers Inn	1 mile
Maresfield Village Store	1 mile
Maresfield Village Hall	1.1 miles
St. Bartholomew's Church	1.1 miles
Maresfield Recreation Ground	1.2 miles



**By road**

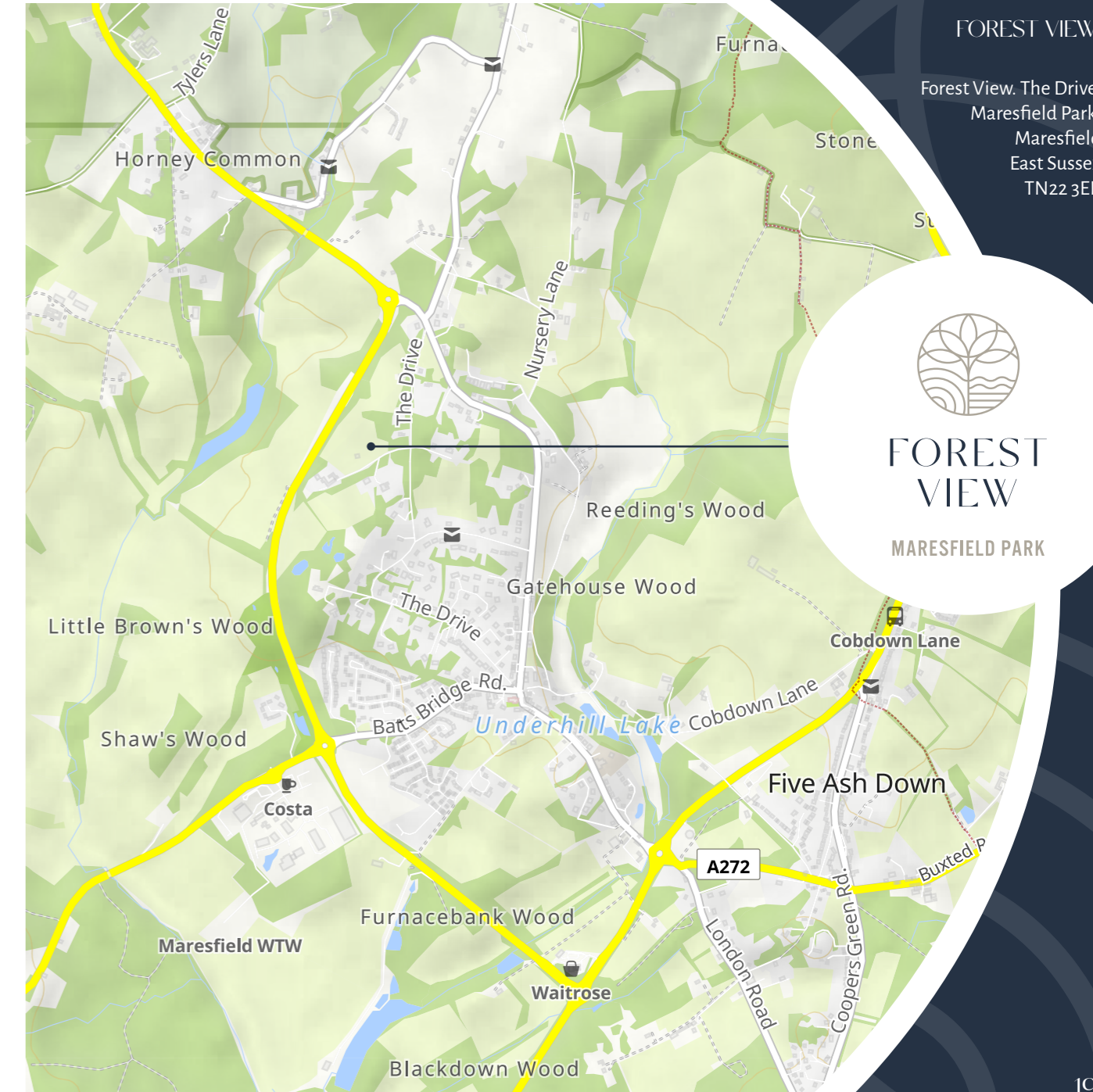
Bonnars CofE Primary School & Nursery	1.3 miles
Buxted train station	3.3 miles
Waitrose (Uckfield)	3.4 miles
Lewes	12 miles
Tunbridge Wells	13 miles
Gatwick Airport	19 miles



**By rail** (from Buxted)

Uckfield	6 minutes
Crowborough	7 minutes
Edenbridge	35 minutes
Oxted	42 minutes
East Croydon	59 minutes
London Bridge	1 hour 16 mins

Travel times are based on minimum journey times available.  
 Sources: Trainline.com and Google maps. June 2023.



FOREST VIEW  
 Forest View. The Drive.  
 Maresfield Park,  
 Maresfield  
 East Sussex  
 TN22 3ER



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