

BURRELLS LANE, MARESFIELD

JACKSON-STOPS

DOMA
BURRELLS LANE
MARESFIELD
TN22 3DW

TOTAL GROSS AREA 7053 SQ F / 655.23 SQ M

A STUNNING COUNTRY HOUSE WITH INCREDIBLE GARDENS AND GROUNDS AND SUPERB VIEWS ACROSS THE SURROUNDING SUSSEX COUNTRYSIDE.



DISTANCES

UCKFIELD STATION 4.3 MILES
HAYWARDS HEATH STATION 12 MILES
BRIGHTON 21 MILES
GATWICK AIRPORT 19.2 MILES
(ALL MILEAGES ARE APPROXIMATE).

KEY FEATURES

- A beautiful unlisted country house set in glorious gardens and grounds in the heart of the Sussex countryside
- Four reception rooms, five bedrooms, and two bathrooms
- Games room with shower room, swimming pool, pool house, bar and pergola
- Various outbuildings including a large greenhouse, machinery store and workshop.

PROPERTY INFORMATION

- Services: Mains electricity, water and drainage. Oil fired central heating and AGA.
- Council Tax Band H
- EPC Rating E
- Wealden District Council
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Doma is a superb country manor house, set in a glorious location with wonderful views over its own gardens, grounds and woodland.

The house is believed to date from the late 16th century with later additions. It is unlisted and was significantly extended in the 20th century and the current owners have refurbished and renovated the property to create the spacious and wonderful family home it is today for modern family life and entertaining.

The house retains many period features, including fine oak panelling to the sitting and dining rooms, exposed beams in the oldest portion of the house and lovely open working fireplaces.

The ground floor reception rooms lead off a grand entrance hall which has been fitted with solid oak flooring. There is an impressive vaulted sitting room with marble fireplace set with a wood burning stove and French doors which open onto the north terrace, a good-sized study with fitted cupboards and shelving, a comfortable family room and formal dining room, situated in the oldest part of the house, perfect for family life and formal entertaining.

There is a stunning bespoke fitted kitchen with a plethora of storage, a preparation island and an oil-fired two-oven AGA. There are various Miele appliances and a Zip tap which offers hot, cold and sparkling filtered water. A boiler room, utility, store, boot room and cloakroom complete the ground floor accommodation and there is a cellar in the basement.

Leading up the new oak staircase to the first floor there are five bedrooms. The principal suite comprises a bedroom, dressing room with beautifully bespoke fitted cupboards and a shower room just off the landing. It also has access to a balcony with stairs which lead down to the garden.

There are four additional good-sized double bedrooms, all with built-in wardrobes, a large and luxuriously newly fitted bathroom with a roll top bath and walk-in shower. Both the bathroom and shower room have underfloor heating.

OUTSIDE

Doma lies behind a pair of electric wrought iron gates which lead to the brick paved driveway and generous parking area.

A major feature of the property are the park-like gardens and grounds, with the house sitting in the centre of its own plot, affording privacy and seclusion.

There are formal lawns bordered by light woodland, mature specimen trees including rhododendron, azalea and camellias and many bluebells which provide a beautiful display in spring. There is a substantial pond nestled in the woodland, there are paved terraces adjoining the house to the north and east, each providing an idyllic setting in which to sit and enjoy the views. Steps lead down from the terraces to the games room/gym and the large Victorian style greenhouse.

The recently refurbished, heated swimming pool, set back from the house, has been refitted with a pool bar with fibre broadband, a pergola with a retractable roof and pool house.

The property also has a a machinery store, wood store and various stores all set in circa 7.5 acres of stunning gardens and grounds.










silence





LOCATION

Doma is situated on a rural lane, one mile equidistant of the villages of Maresfield and Fairwarp and at the southern end of the Ashdown Forest, which is only a brief walk away down a lovely country lane.

Local amenities in Maresfield include a village store, Post Office, a Little Waitrose, a characterful pub and a popular cricket club too. There is also a very large, new M&S food hall just 25 minutes walk away. Uckfield is located approximately 4.3 miles away and has a Waitrose supermarket, a range of independent retailers, coffee shops, restaurants, a leisure centre and cinema. The nearest mainline train station is in Buxted which is just 3.3 miles away.

The large towns of Lewes and Tunbridge Wells are also nearby and have an excellent range of shops and entertainment facilities and train services to the south and London.

The surrounding countryside is renowned for its picturesque beauty and offers the opportunity to enjoy plenty of outdoor pursuits. Ashdown Forest is popular with walkers and cyclists, while horse riding is available for all levels, from beginner to experienced at Ashdown Forest Riding School.

For families, there is an excellent selection of schools in both the state and private sectors, plus the property sits in the catchment area for the Tunbridge Wells Grammar Schools. The Bonners C of E Primary School rated 'Good' by OFSTED, whilst Uckfield Community Technology College for 11-18 year olds, also rated 'Good' by OFSTED is around 4 miles away.

Private schools in the area include Skippers Hill Manor Preparatory School and the highly regarded Mayfield School for Girls, Cumnor House, Brambletye, Ardingly College, St Bede's and Brighton College. A number of private schools offer bus services for students from the village.

LOCAL AUTHORITY

Wealden District Council



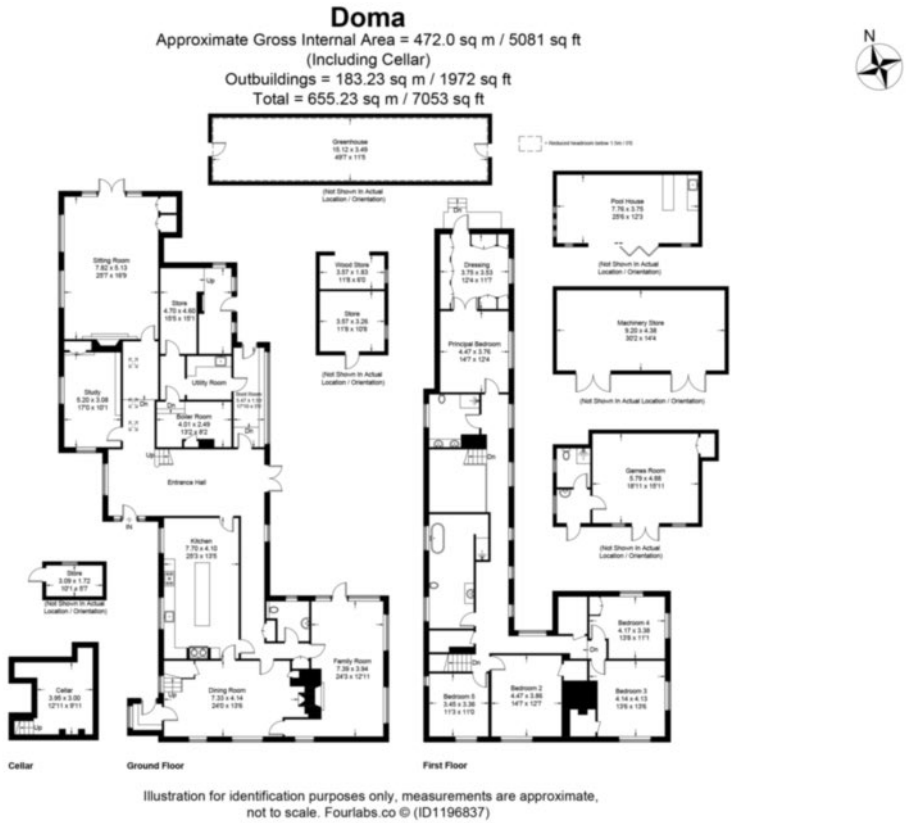


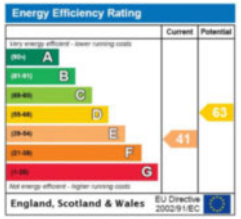




PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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