

THE CHEQUERS

HIGH STREET, MARESFIELD, TN22 2EH

SUBSTANTIAL FREEHOLD COACHING INN FOR SALE





THE CHEQUERS

TWO HANS
& DRINKS
£30

HIGHLIGHTS INCLUDE:



Freehold Coaching Inn



Grade II* listed building



17 Ensuite rooms



Property arranged over four levels extending to 10,559 Sq Ft (981 Sq M)



Site extending to approx. 0.644 acres



Bar and restaurant areas with seating for 100 covers internally and 130 covers externally



Designated parking for 75 vehicles



Offers in excess of £1,200,000 are invited for the benefit of our client's freehold interest.



LOCATION

The Chequers is located in the affluent East Sussex village of Maresfield, which is located on the edge of Ashdown Forest, the home of the world famous bear Winnie the Pooh, approximately 2 miles north of Uckfield and within close proximity of the A22 and A26. The property is situated on High Street within the centre of the village, opposite St Bartholomew's Church and the village hall. The surrounding area is primarily residential with a local convenience store.

DESCRIPTION

The Chequers comprises a three storey coaching inn originally constructed in 1734 of brick construction under a pitched tiled roof. To the rear is a single storey extension also of brick construction under a pitched tiled roof providing the main dining area. The trading accommodation, which has a 75 foot deep well inside the hotel, is accessed both from the front entrance and from the rear off the car park. There is a separate two storey coach house off the car park of brick construction under a pitched tiled roof in addition to an unused single storey barn.

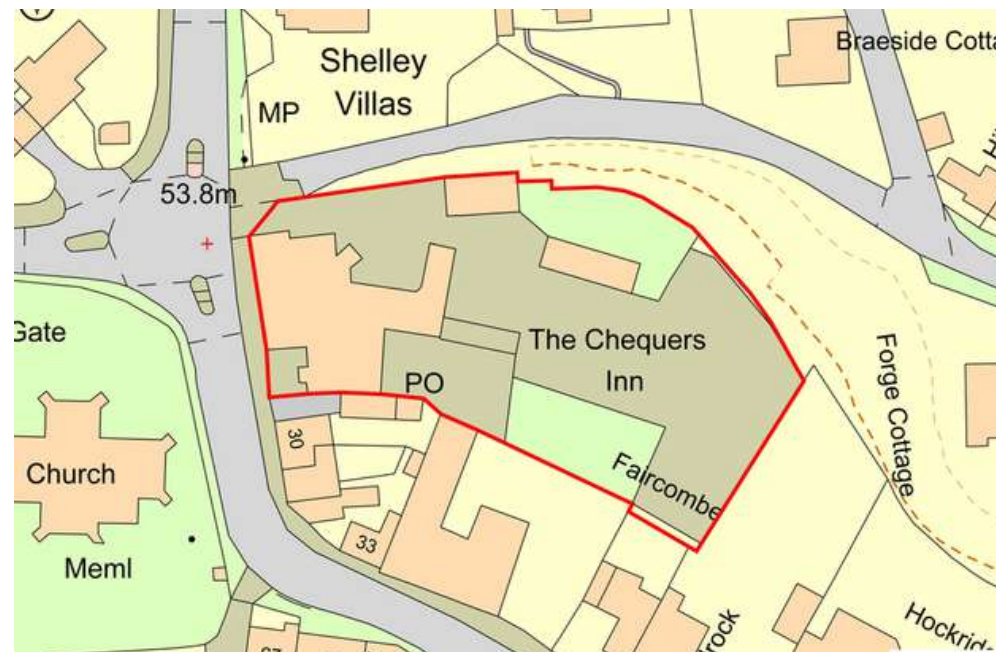
ACCOMMODATION

Internally

Internally the property has a large bar and restaurant area, catering kitchen, customer WC's and office at ground floor. The hotel accommodation is laid out over first and second floor levels of the main building alongside a separate building and provides 17 ensuite bedrooms.

Externally

Externally the property benefits from a customer terrace and large garden area which is currently laid out for approximately 130 covers. There is a car park to the rear of the property for approximately 75 vehicles.



LINKS

LOCATION

GOOGLE STREET VIEW

VIRTUAL TOUR

BIRDS EYE VIEW

DRONE VIDEO



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Cellar	60	646
Ground Floor	409	4,402
1st Floor	304	3,272
2nd Floor	208	2,239
Total	981	10,560

ROOMS

Room Type	Number
Double	17
Total	17



TENURE

The property is held freehold (Title Number ESX72254).

PLANNING

The property is a Grade II* listed building (Listing Ref: 1193093) and is located within the Maresfield Conservation Area.

EPC

C-61.

RATEABLE VALUE

2026 - £49,500



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

TERMS

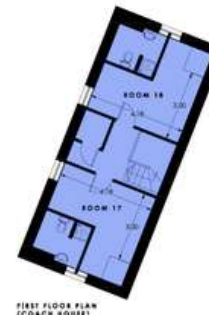
Offers in excess of £1,200,000 are invited for the benefit of our client's freehold interest.



FLOORPLAN



The Chequers, Maresfield



Floor Area Key:

	Cellar Floor gross internal area = 60 sqm / 646 sq ft
	Ground Floor gross internal area = 409 sqm / 4402 sq ft
	First Floor gross internal area = 304 sqm / 3272 sq ft
	Second Floor gross internal area = 208 sqm / 2239 sq ft
	Third Floor gross internal area = 0 sqm / 0 sq ft

Total Letting Rooms = 17
Total Gross Internal Area = 981 sqm / 10,560 sq ft

The position & sizes of doors, windows, appliances & other features are approximate only.
Drawing not to scale.
Dimensions on drawing given in metres.

THE CHEQUERS HIGH STREET, MARESFIELD, TN22 2EH

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Paul Breen

07767 873353

pbreen@savills.com

Harry Heffer

07929 085103

harry.heffer@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | April 2026

