



Nutley House
High Street | Nutley | Uckfield | TN22 3NW

Seller Insight

“

When we first viewed Nutley House, we were immediately taken by the striking Georgian features, including the symmetrical façade and the semi-circle of stone steps leading to the red front door. As we entered the impressive hallway, we thought that it had a nice, homely feel to it and we knew that it was going to be a happy home for us,” says the vendor.

“Originally the Old Coaching Inn, Nutley House retains some of its period features, including stripped back beams, an inglenook fireplace and reclaimed ship timbers. The house has been our home for 18 years and we’ve loved living here. It’s not a show home and there are no ‘abandoned’ spaces as we use all of the rooms. The house comes into its own at Christmas and I always put the trees up at the end of November! The hallway looks particularly stunning with a huge tree situated at the bottom of the staircase and it really makes everything feel very festive.”

“There are plenty of opportunities to get involved in local events the historical and horticultural societies meet in the nearby Memorial Hall, as does the Women’s institute, the ballroom, jive classes and Zumba. The pre school also uses the hall and this has an excellent reputation as the village school. The Social Club, is a friendly place to meet up for a pint and watch the football. They often have bands play there and have a well attended children’s Christmas party. There are a couple of restaurants nearby which are also good for a takeaway when the mood takes us. The village fete is a big event and is held on the sports field in June with a dog show and maypole dancing. The sports field also hosts cricket, football and stool ball with a children’s playground adjacent to the pavilion. There is a thriving tennis and squash club in the village too. All year round we enjoy walking our dog on the Ashdown Forest which is right on our doorstep. Our favourite local garden is the beautiful Sheffield Park where we enjoy watching the change of seasons and beautiful trees.”

“Outside, the walled garden is very private. We’ve enjoyed lots of BBQs and parties there as well as a cup of tea after work! It’s well established and low maintenance, apart from the grass of course.”

“The room I will miss the most is the enormous utility room with all of its storage, but my favourite room is probably the dining room. We have a large table and I have so many happy memories of formal dinner parties, afternoon teas or watching my teenagers get together with friends over a chilli or a takeout. We have had a lot of fun and laughs in there.

“The house has been perfect for multi-generational living. We’ve all valued the personal space and privacy afforded by the house and it’s never felt like we’re living in each other’s pockets. There’s lots of space and we use it all, the layout is brilliant.”

“We’ve lived here for 18 years and have enjoyed many special celebrations as well as very comfortable normal everyday living. The layout is perfect for entertaining either a large number of guests or for smaller occasions.”

We will miss the house very much for the space, comfort and convenience it affords, but our needs as a family have changed. My son is now at university, and my daughter is also studying for her career. We are moving into a different stage in our lives and as my father is getting older there is a possibility that I could be living here on my own.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Nutley House

DESCRIPTION This beautiful Georgian Grade II* Listed former Coaching Inn is believed to date back to 1730s and had previously been used as a public Inn/Hotel. This multi generational home has served the current owners very well providing exceptionally flexible accommodation for all the family.

This magnificent home with dressed stone and mellow brick elevations really takes your breath away! The quintessentially English residence is arranged over three floors with thirteen panelled sash windows overlooking the front driveway, offering off road parking in addition to the detached double garage. Upon entering the hallway, via the porch, you begin to appreciate the proportions of this house. High ceilings, cornicing and ceiling roses are but some of the features and the chequered tile flooring makes for an elegant reception.

The dog leg staircase leads up to the first floor; and there is a doorway that leads down to the cellar. To the left is the principal drawing room that measures over 8 metres in depth; to the right a formal dining room and sitting room separated by a spectacular inglenook fireplace; and ahead the kitchen/breakfast room which is connected to the sitting room via the conservatory. Two cloakrooms and large utility room compliment the living space on the ground floor.

As you reach the first floor galleried landing you are treated by a plethora of bedrooms, all shapes and sizes: The master suite complete with dressing room and his and hers bath/shower rooms; two large bedrooms both offering access to an en-suite bathroom; two further bedrooms (one of which could make a nice study) which can share the family bathroom.

The final staircase leads to the top floor where you will find a kitchen, three bedrooms, two bathrooms and a large living area. There is potential for this to be let out, for an au pair or simply as separate living quarters for family members.

Outside the enclosed and private garden wraps itself around the side of the house to the rear and provides numerous areas in which to relax, from the sun soaked patio to the sunken garden, all surrounded by the attractive and established shrubs and trees.

The property also benefits from mains water, electricity and drainage, oil fired central heating and LPG provides gas for the fire and Range cooker.

Nutley House is set just on the edge of the Ashdown Forest, made famous by A.A Milne's Winnie The Pooh books, offering a vast array of outdoor pursuits. The village of Nutley itself is highly regarded and benefits from a village store, public inn and primary school. Within easy reach are the larger towns of Uckfield, Crowborough and Haywards Heath enabling a commute into London within the hour.

ENTRANCE HALL Through the large wooden panelled front door you lead into the porch with useful cupboard space for coats and shoes. The entrance hall has beautiful chequered tiled flooring, cornicing and a ceiling rose and is dominated by the grand staircase leading to the first floor.

DRAWING ROOM Light and bright with large sash windows overlooking the front and side, further cornicing and ceiling rose, bespoke cupboards and book shelves plus a brick built fireplace with gas fire.

DINING ROOM Large sash windows overlooking the front and side, further cornicing and attractive fireplace with stone hearth and ducks nest grate. Double doors open up to the Sitting Room.

SITTING ROOM Doors lead out to the garden and into the conservatory. This room is just fantastic and a great place to retire to at the end of a long day with its attractive and commanding inglenook fireplace with cast iron wood burning stove, exposed ceiling beams, further cornicing and sash windows.

CONSERVATORY Part brick/timber built with glazed roofing. Tiled flooring, French doors leading to the terrace.

KITCHEN/BREAKFAST ROOM At the rear of the house this large kitchen/breakfast room is the hub of the house with windows overlooking the back garden. There is a range of wooden wall and base units, Rangemaster Oven, two sinks, an island unit, and a large space for a table and chairs.







Step outside

Nutley House

UTILITY ROOM A really fascinating space, which could be completely incorporated into the kitchen, dominated by an exposed brick chimney breast. There is space and plumbing for a wide range of appliances plus additional sinks and wall and base units with work surfaces. Doors lead out to the garden, cloakroom and enclosed courtyard.

CLOAKROOMS There are two downstairs cloakrooms, one just off the hallway and the other just off the utility room. Both comprise of a low level WC and wash hand basin.

MASTER BEDROOM This beautiful room is oozing with character; exposed beams, ornamental fireplace and sash windows. This room has its own separate dressing area and access to not one but two bath/shower rooms.

EN-SUITE BATHROOM TO MASTER Complete with bath, shower cubicle, low level WC and wash hand basin.

EN-SUITE SHOWERROOM TO MASTER Large shower cubicle with Aqualisa shower; low level WC and wash hand basin.

BEDROOM TWO This large double bedroom has sash windows to the front and a range of fitted wardrobes.

BEDROOM THREE The smallest bedroom could be utilised as a nursery or study space. Sash windows overlook the front.

BEDROOM FOUR This large double bedroom has sash windows which overlook the front, fitted wardrobes with access to an en-suite bathroom.

BEDROOMS FIVE This slightly smaller double bedroom has sash windows overlooking the rear; fitted wardrobes and further access to the en-suite bathroom.

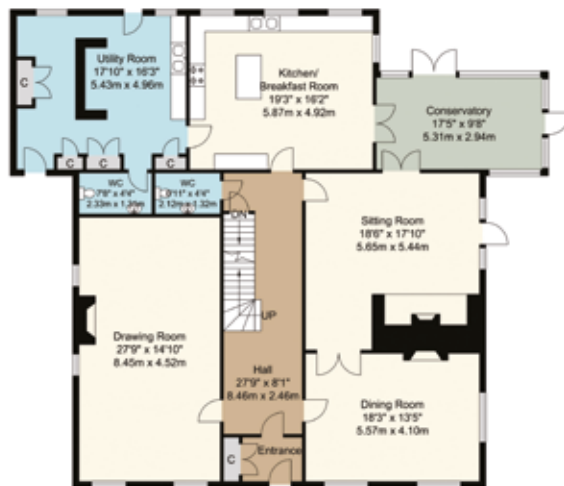
EN-SUITE BATHROOM Bath, low level WC and wash hand basin.

FAMILY BATHROOM Bath, low level WC and wash hand basin.

TOP FLOOR Stairs lead from the first floor to this self contained apartment, ideal for a variety of uses and boasting a wide range of character features such as exposed beams and vaulted ceilings, comprising; sitting room, fitted kitchen, master bedroom with en-suite, two further bedrooms and another bathroom.

CELLAR From the entrance hall, access can be gained to the huge cellar which offers some serious storage space.

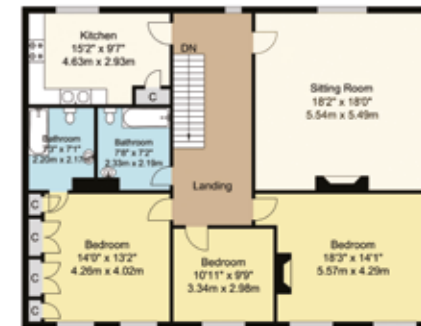




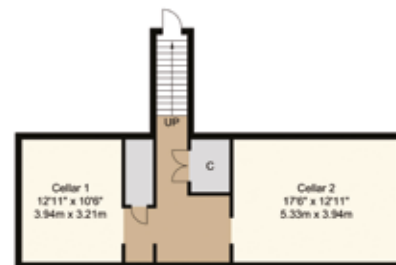
Ground Floor
Approximate Floor Area
2149.55 SQ.FT.
(199.70 SQ.M.)



First Floor
Approximate Floor Area
1675.40 SQ.FT.
(155.65 SQ.M.)



Second Floor
Approximate Floor Area
1360.88 SQ.FT.
(126.43 SQ.M.)



Basement
Approximate Floor Area
548.74 SQ.FT.
(50.98 SQ.M.)



Garage
Approximate Floor Area
352.73 SQ.FT.
(32.77 SQ.M.)

APPROX. GROSS INTERNAL FLOOR AREA 6087.31 SQ. FT / 565.53 SQ. M

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 09.04.2018

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