

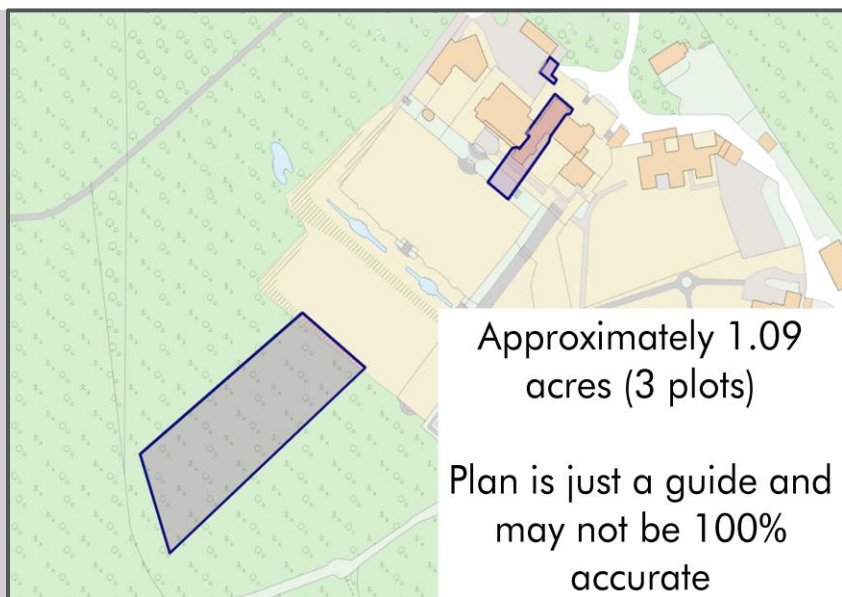
01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



## Millbrook Hill, Nutley, TN22 3HR

- Impressive & Substantial Period Home
- 7 Bedrooms, 5 Bathrooms
- 3 Private Garden Areas
- Over 5,400 sq ft of Accommodation
- Allocated Parking for 3/4 Cars
- Set within Ashdown Forest



### EPC RATING

Current:

46 | E

Potential:

69 | C

### Guide Price:

£1,000,000 - £1,100,000



## Millbrook Hill, Nutley, TN22 3HR

**\*\*Guide Price: £1,000,000 - £1,100,000\*\*** A beautifully presented part of a former country house, with total seclusion located in the heart of the Ashdown Forest. An ideal weekend retreat that has seven bedrooms, mostly with en-suites. It is set back from the A22 via a long driveway, in private grounds. The property comprise; Entrance hall with solid wood double doors; dining hall or family room featuring a beautiful Chinese slate floor, large fixed and framed wall mirrors and two ceiling roses; hallway with trap door leading to a barrel-vaulted cellar comprising a store room with natural light and a shelved wine store; Kitchen/breakfast room fitted with a range of painted, solid wooden units and granite worktops, a central island and a travertine tiled floor; utility room with a range of units with Corian worktops; family dining area with serving hatch from kitchen; WC; magnificent double-aspect drawing room with sprung English oak parquet floor, stunning Lancashire stone fireplace. French doors opening to the terrace, lower terrace and garden to the south. On the first floor there is a main bedroom with double glazed doors onto a private balcony with stunning views onto the Ashdown Forest and beyond, en-suite bathroom with under floor heating, large bath and walk-in shower, toilet and basin. Double aspect guest bedroom with bay window and feature fireplace, en-suite bathroom with under floor heating, bath and separate shower cubicle; there are five further bedrooms- one on the first floor, three on the second floor, one of which has a self-contained en-suite bathroom and access to an extensive floored attic storage space. Externally, there is parking for three/four cars to the front. To the rear there is a terraced area, a lower terraced area, and to the south there is a main garden totally approximately an acre. The garden is private and not communal.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
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 The Property  
Ombudsman

 The Property  
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LETTINGS



# Nutley, East Sussex, TN22

Approximate Gross Internal Area = 508 sq m / 5468.06 sq ft  
(Excluding Outbuilding)

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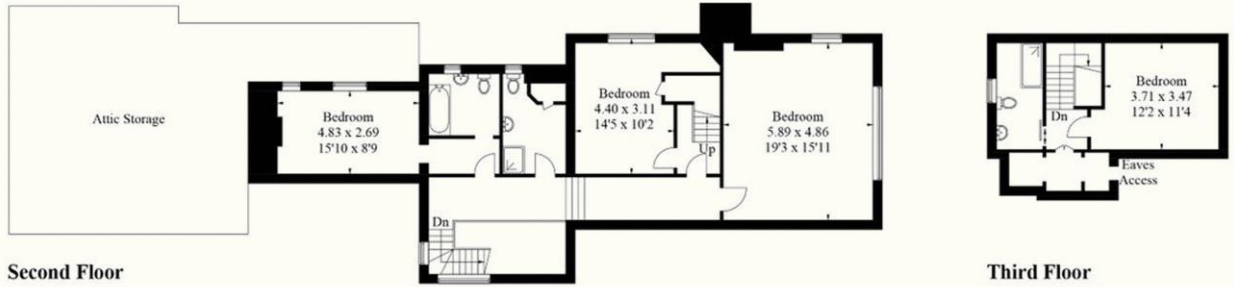


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1011609)



TENURE: FREEHOLD      COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: £850 per year

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