

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Nether Lane, Nutley, TN22 3LE

- ▼ Exclusive Gated Development
- ▼ Close To The Ashdown Forest
- ▼ Master Suite
- ▼ En-Suite Second Bedroom
- ▼ Study, Utility & Snug
- ▼ Double Garage



## EPC RATING

Current:

63 | D

Potential:

76 | C

**Offers In Excess Of:  
£1,000,000**





## Nether Lane, Nutley, TN22 3LE

This stunning five-bedroom detached home is nestled within an exclusive, gated development comprising just four luxurious properties. Spanning approximately 2,851 square feet, the residence offers a spacious and versatile layout designed for comfortable family living and entertaining. Upon entering, you are welcomed into a welcoming entrance hall that provides access to all primary living areas. To the right, you'll find a generous, full-length lounge with triple aspect windows and a cozy fireplace, creating a perfect space for relaxation. To the left, an open-plan kitchen and dining area feature a soaring vaulted ceiling adorned with skylights that flood the space with natural light, highlighting the modern design and spaciousness. The ground floor also includes a convenient WC, a versatile study that can serve as an additional bedroom or playroom, a practical utility room, and a snug retreat, making this home ideal for both work and leisure. Upstairs, the property boasts five double bedrooms. The master suite and guest bedroom both benefit from their own en suite bathrooms, with the master additionally featuring a spacious dressing room. The family bathroom, equipped with a shower and bath, completes the upper level, providing ample facilities for family and guests. Outside, the property offers a driveway capable of accommodating at least three vehicles, leading to a double garage. The beautifully landscaped rear garden features a patio area, perfect for outdoor dining and relaxing in the private, tranquil setting. This exceptional home combines elegant design, generous living space, and a prime location within a secure, select community.

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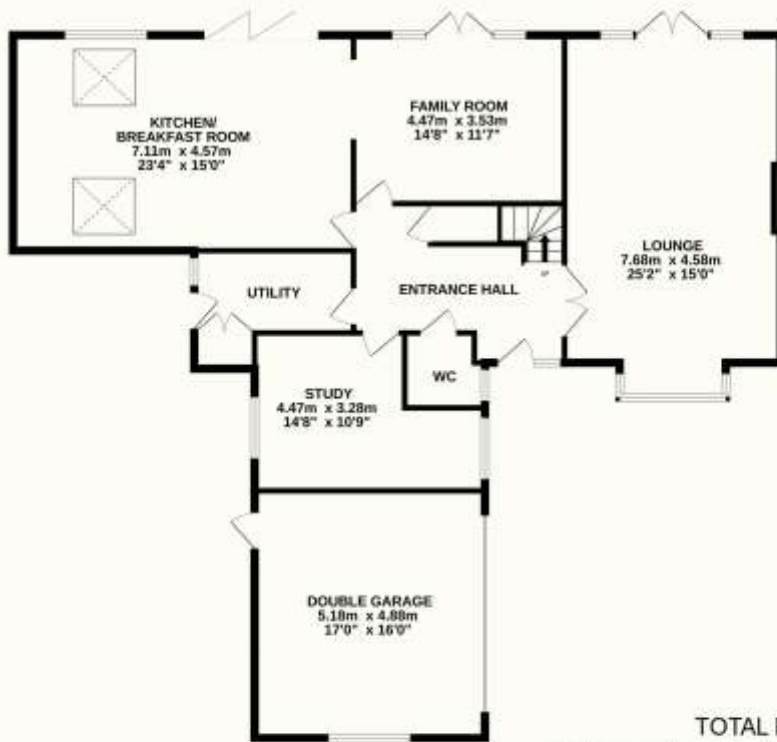
 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS

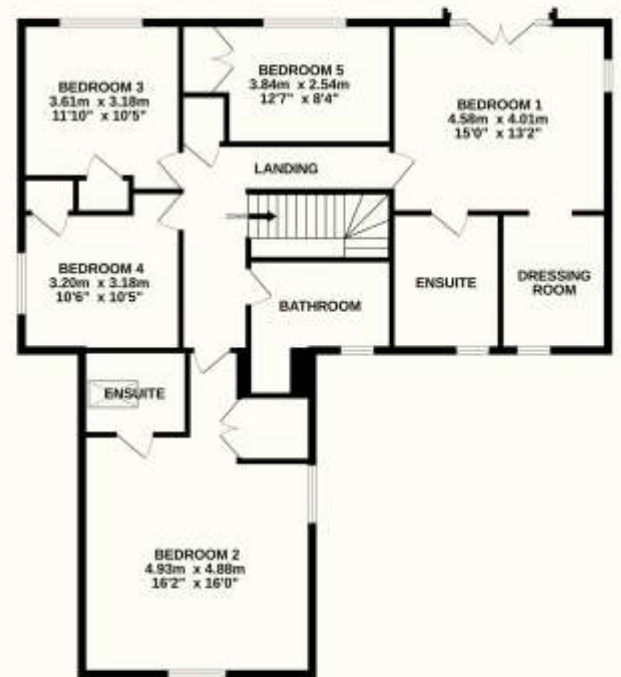




GROUND FLOOR  
144.5 sq.m. (1556 sq.ft.) approx.



1ST FLOOR  
120.3 sq.m. (1295 sq.ft.) approx.



TOTAL FLOOR AREA : 264.8 sq.m. (2851 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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