



## Bell Lane, Nutley

Uckfield, East Sussex TN22 3PD

£950,000

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# Stonedene Acres

Bell Lane, Uckfield

An exceptional 5 bedroom 2 bathroom detached chalet bungalow with tremendous scope for enlargement with an outdoor heated swimming pool, detached double garage and 2.28 acres of grounds and woodland. Situated in a highly desirable village on the edge of the Ashdown Forest.

Stonedene Acres is believed to have been built in the mid 1970s in a beautiful, elevated position with formal gardens and grounds that surround the property with woodland that lies to the rear. There is vast scope for enlargement, a particular feature of the property is the large loft room which could be converted to provide a principal suite with a bathroom to take in more of the pleasant view across the grounds and woodland beyond. The swimming pool is appointed beyond the level lawn and enjoys complete seclusion.

The accommodation is generous, entered via a spacious reception hall with the day to day living accommodation to one side and 4 bedrooms, 2 bathrooms and a staircase rising to the 5th bedroom to the other.

The reception hall incorporates a cloakroom, the living area is largely open plan with an impressive dining room and steps that rise to the sitting room which has an attractive rag-stone open fireplace. Both rooms enjoy a double aspect and a set of sliding patio doors open to a seating terrace. The kitchen is fitted with a matching range of units and continues through to a large utility room.







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The principal bedroom has a walk-in wardrobe and a refitted en-suite shower room which comprises of a white suite and large walk in shower. There are 3 further double bedrooms on the ground floor and a family bathroom which has an enclosed bath and separate shower cubicle. The first floor provides the 5th bedroom which has access to a large loft room and enjoys a beautiful view across the gardens and woodland beyond.

Outside, the front of the property is approached via a five bar gate with a well-established front garden and driveway to one side which in turn leads to the detached double garage. The rear garden is predominately laid to lawn and flanked by well stocked flower and shrub beds. The swimming pool enjoys a fine secluded position with the pump room lying nearby. The woodland is accessed via a paddock and meanders down to a brook and rises again on the other side. The whole enjoying great peace and seclusion and an abundance of wildlife. All in 2.28 acres.

EPC rating E & Council tax band G

Services: Oil fired central heating and private drainage

**Please note: The property has Japanese knotweed near the pool, a report has been carried out and the owners are putting a management plan for the treatment in place. Please advise your mortgage provider before viewing.**



# Bell Lane, Nutley, TN22

Approximate Gross Internal Area = 202 sq m / 2174 sq ft  
Loft = 173.2 sq m / 1864 sq ft  
Double Garage = 33.6 sq m / 362 sq ft  
Total = 408.8 sq m / 4400 sq ft

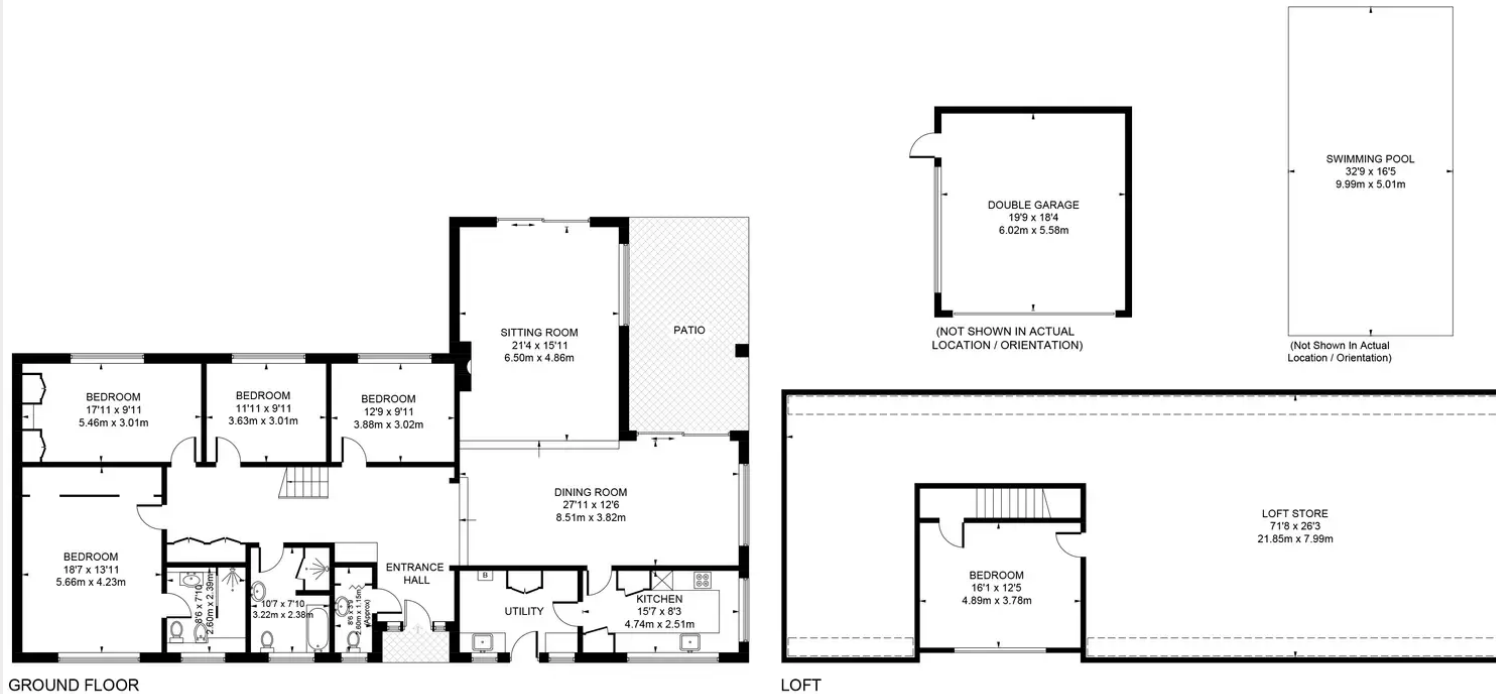


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID976421)

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