

Lanark Crowborough Road, Nutley
Uckfield

Offers in Region of £640,000



Lanark Crowborough Road

Nutley, Uckfield

A beautifully positioned 1950's 4 bedroom 2 bathroom detached country home enjoying stunning far reaching views across the Ashdown Forest, occupying a generous corner plot with a detached garage and a spacious 2 bedroom detached lodge/annex.

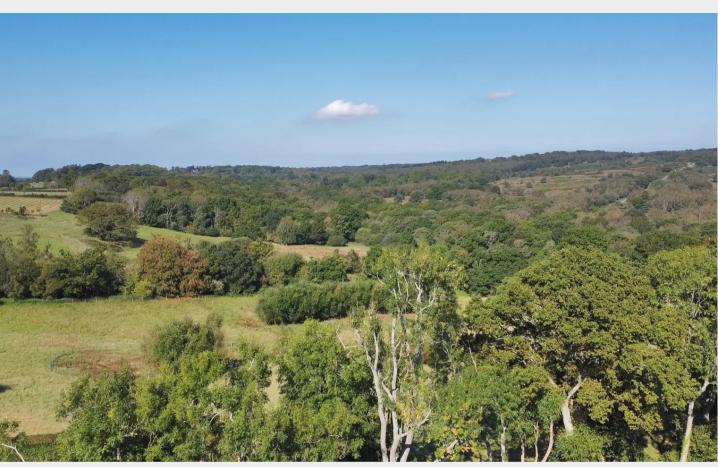
Lanark is believed to have been built in the 1950's on a triangular shaped plot enjoying complete seclusion and fine rural views. The property has been largely extended to a contemporary fashion to the rear and significantly improved by the current owners. There is a versatile family room/4th bedroom on the ground floor which is served by a shower room found nearby. The Lodge is found to one side of the plot and enjoying a private decked terrace to the rear. The building could easily be removed to provide further gardens or parking.

The property is entered via an entrance hallway with the family room/bedroom 4th found nearby. The hallway continues through to the kitchen/breakfast room and a large utility/boot room. There is a dining room, a spacious shower room and an impressive double aspect sitting room with an air-conditioning unit.

The first floor provides a spacious landing with a useful study area, three bedrooms with the principal bedroom having air-conditioning, French doors opening to a private balcony and a walk-in wardrobe. The family bathroom is fitted with a modern white suite.

EPC rating D, Council tax band D

Services: LPG heating and mains drainage















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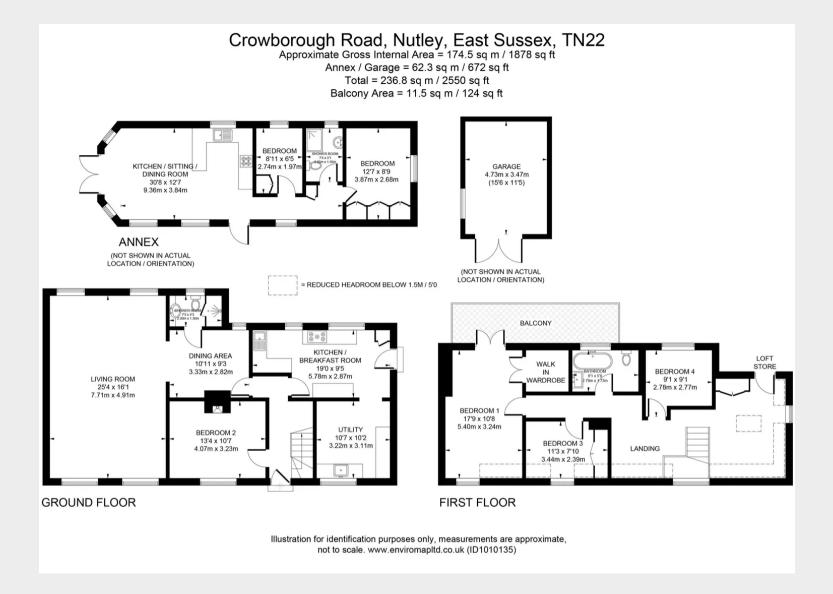
Outside, the front of the property is approached via tall timber gates, a gravel driveway which in turn leads to the detached garage. The Lodge is found to one side and comprises of, an open plan living space with a sitting room and kitchen to one side, 2 bedrooms and a wet room. The rear garden surrounds the property on three sides, predominantly laid to lawn with a BBQ area with power and light and a decked seating terrace. The whole enclosed by hedging and enjoying a fine view towards the Forest.

The property stands on the eastern outskirts of Nutley with its local store, garage/convenience shop and several restaurants. The centre of Nutley with its Parish Church and primary school is within a mile.

Nutley is conveniently positioned between the towns of Uckfield, Crowborough, East Grinstead and Haywards Heath all of which provide an extensive range of shops/supermarkets, sports and leisure amenities, together with rail services to London.

Gatwick Airport/Station and the M23 motorway are within twenty miles. The area has a good representation of both state and private schools including Uckfield College, Cumnor House at Danehill, together with alternative primary schools at Forest Row or Danehill and with private schools in Forest Row including Ashdown House, Michael Hall and Greenfields.

NB- Part of the land is not registered.



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