



Moonrakers, High Street, Nutley. TN22 3NN

Guide Price £550,000 – £575,000

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# Moonrakers High Street

Nutley, Uckfield

A deceptively spacious 4 bedroom, 2 bath/shower room detached chalet style home having been individually designed and constructed by the current owners to create a stylish family home boasting a generous garden, detached garage, solar panels and driveway for several vehicles.

This delightful family home is enviably positioned in the heart of this picturesque village on the doorstep of the stunning Ashdown Forest within a short walk of the village amenities including two convenience shops, two restaurants, a café, a public inn and a primary school.

The property benefits from, in brief, on the ground floor: a kitchen breakfast room with a range of matching units to eye and base level, a living room with double doors opening onto the outside seating terrace, a dining room, two double bedrooms one with fitted wardrobes and a family bathroom with a shower above the bath and a walk-in sauna.

From the entrance hall a staircase rises to the first floor offering a principle bedroom with fitted wardrobes and a beautifully fitted en-suite shower room, a second bedroom with an en-suite WC and a study/sitting area.

Council Tax band: E

EPC: C

Oil fired central heating

Mains drainage





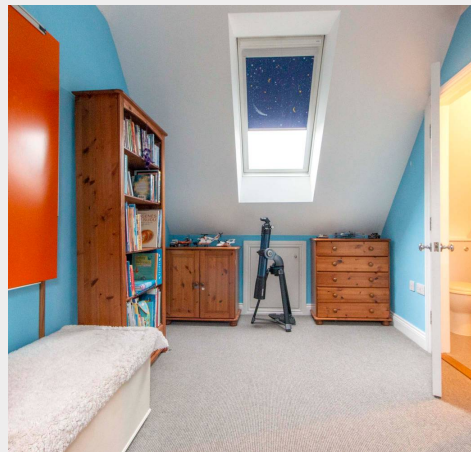
## Moonrakers High Street

Nutley, Uckfield

Outside the south facing garden is mainly laid to level lawn interspersed with flower and shrub beds housing specimen varieties, a seating terrace immediately adjoins the side of the property. Side access can be found both sides of the property, with a timber shed to the rear of the garden.

The front of the property is approached via a driveway providing parking for several vehicles and a detached garage offers power and light.

Moonrakers is conveniently situated in the heart of this sought after village within a 'stones throw' of the village stores, highly regarded primary school, petrol station and a public inn. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits on the neighbouring 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books. Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London as does nearby Buxted village with services to London in just over 1 hour and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47 mins). The Royal Spa Town of Tunbridge Wells is also within a short drive and also offers rail links to London.



# High Street, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 157.8 sq m / 1699 sq ft




 = Reduced headroom below 1.5m / 5'0



Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapLtd.co.uk](http://www.enviromapLtd.co.uk) (ID1114524)

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