



Woodsorrel Cottage, Nursery Lane, Nutley. TN22 3NS

Uckfield

£1,200,000

**MANSELL
McTAGGART**

Trusted since 1947

Woodsorrel Cottage, Nursery Lane

Nutley, Uckfield

AA beautifully positioned four bedroom three bath/shower room detached character cottage occupying a stunning plot of over 1.5 acres with a sand school, 6 stables, two detached annexes and adjoining outbuilding/studio. Situated at the end of a no through lane with direct access on the Ashdown Forest.

Woodsorrel Cottage is a seldom found, magnificent character cottage, having been significantly improved by the current owner. The property has been beautifully restored and provides stunning period features while also offering tremendous scope for enlargement to provide further living space. Formal grounds surround the property, and the stables, sand school and one of the annexes can be accessed via a private drive to the rear. The property benefits from, in brief, on the ground floor; a spacious hallway, a generous triple aspect sitting room with an open fireplace and two external doors, a kitchen/breakfast room with bespoke country style units, double doors leading to an external seating terrace and access to a pantry and a boot room which in turn offers external access, a dining room with a stunning inglenook fireplace and wood burning stove and a useful utility room providing a downstairs WC.

From the entrance hall a bespoke Oak staircase rises to the first floor, offering four bedrooms and three bath/shower rooms, two of which are en-suite.





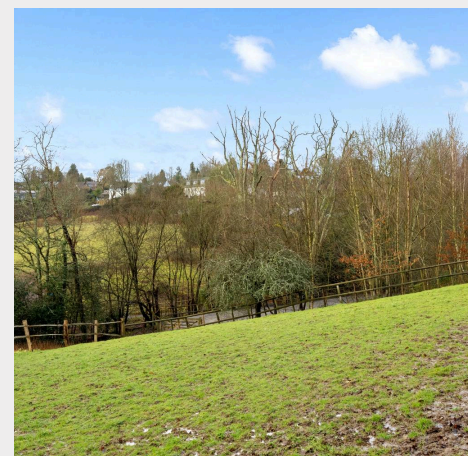
Woodsorrel Cottage Nursery Lane

Nutley, Uckfield

Outside the gardens and grounds are a particular feature extending to approximately 1.52 acres boasting; a detached annex with a shower room, a stable block, a collection of useful outbuildings and a sand school all surrounded by and enjoying stunning views across the Ashdown Forest.

The property is approach via a quiet track providing access to the driveway which affords parking for a number of vehicles, the first building you come across is a brick outbuilding/second annex which was the original dwelling having recently been used for guest accommodation and an office.

Woodsorrel Cottage is beautifully positioned off a quiet and rarely used track which affords direct access to the breath-taking 6,500 acre Ashdown Forest, the inspiration behind A.A. Milne's Winnie the Pooh books. The village facilities include a petrol station, general store, a highly regarded primary school, an authentic pizzeria, an Indian restaurant along with a public house opposite the village green where cricket is played during summer months. Nutley is considered to be one of the most sought after villages in the area offering vast scenic walks and meandering bridle paths. A comprehensive range of shopping and leisure facilities can be found in nearby Uckfield providing supermarkets, numerous bar/restaurants, a public library, cinema and numerous individual shops.



Nursery Lane, Nutley



Approximate Gross Internal Area (Excluding Annex and Barn) = 159.86 sq m / 1720.71 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.