



## Ashdown View, Nutley

Uckfield, East Sussex TN22 3HX

Guide Price **£750,000**

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# Ashdown View

## Nutley

An exceptional 3 bedroom 3 bathroom detached chalet style home lying in a beautiful, elevated position enjoying stunning far reaching views towards the Ashdown Forest. Occupying a plot of 0.3 of an acre with 2 garages and with planning permission to enlarge the home and provide a separate annex.

This outstanding home lies in an enviable position in a peaceful cul de sac adjoining the Ashdown Forest. The property has been significantly improved over the recent years and boasts fine largely open plan living accommodation on the ground floor and a spacious glass observatory. The garden is a particular feature of the home and a sanctuary to local wildlife, laying across the seating terrace is a shallow wildlife stream and in addition a very well-established vegetable garden and large pond with external lighting.

The accommodation extends to 1714 sq ft and comprises in brief on the ground floor, an entrance hallway with cloakroom, continuing through to the magnificent largely open plan kitchen/dining room and sitting room enjoying stunning views towards the Forest.

The property has detailed planning permission for the adjoining garage to be converted and extended to the rear to provide a snug, utility and shower room on the ground floor. On the first floor it would provide a bathroom with separate shower cubicle with a separate dressing room adjoining the main bedroom suite.

In addition, the detached garage has permission to be converted into a one bedroom annex with an adjoining log store. Further details can be found on the Wealden District council website using the following references: [WD/2021/0076/FR](#) and [F/167/1843](#).





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The kitchen lies to one side, beautifully fitted with cream shaker style units with stone workfaces, a freestanding Rangemaster stove with mirrored splash back reflecting the scenery outside. From here is a utility room, a passageway/study and door into the integral garage. The sitting/dining area is of an L-shape with a wood burning stove continuing to a fully glazed observatory which has French doors opening to the rear seating terrace. And finally, a bedroom can be found to the front of the property which has an en-suite shower cubicle.

The first floor provides a landing, an impressive principal bedroom with sliding doors opening to a balcony area and en-suite shower room comprising a contemporary suite having stylish tiling with a walk-in shower and sliding doors opening onto the balcony. There is a guest bedroom which again affords sliding doors opening to the balcony with a freestanding bath, further sanitary ware and built-in wardrobe.

Outside, the front of the property is approached via a central pathway and shallow steps. One garage adjoins the property with a driveway to the front. The second garage is detached offering 191 sq ft and also has a driveway to the front. To note there a small piece of ground owned by the property directly opposite the house.

The rear garden is arranged in various parts, with a seating terrace adjoining the rear of the property leading to a raised vegetable garden, an impressive pond and formal lawns meeting the forest to the rear. There is also a new 8' x 10' greenhouse with toughened glass. The whole enjoying a fine outlook and much seclusion. The gate at the bottom of the garden gives direct footpath access to Ashdown Forest.



## Ashdown View, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 1730 sq ft / 160.7 sq m  
Garage = 191 sq ft / 17.8 sq m  
Total = 1921 sq ft / 178.5 sq m  
Approximate Gross External Area = 78 sq ft / 7.3 sq m

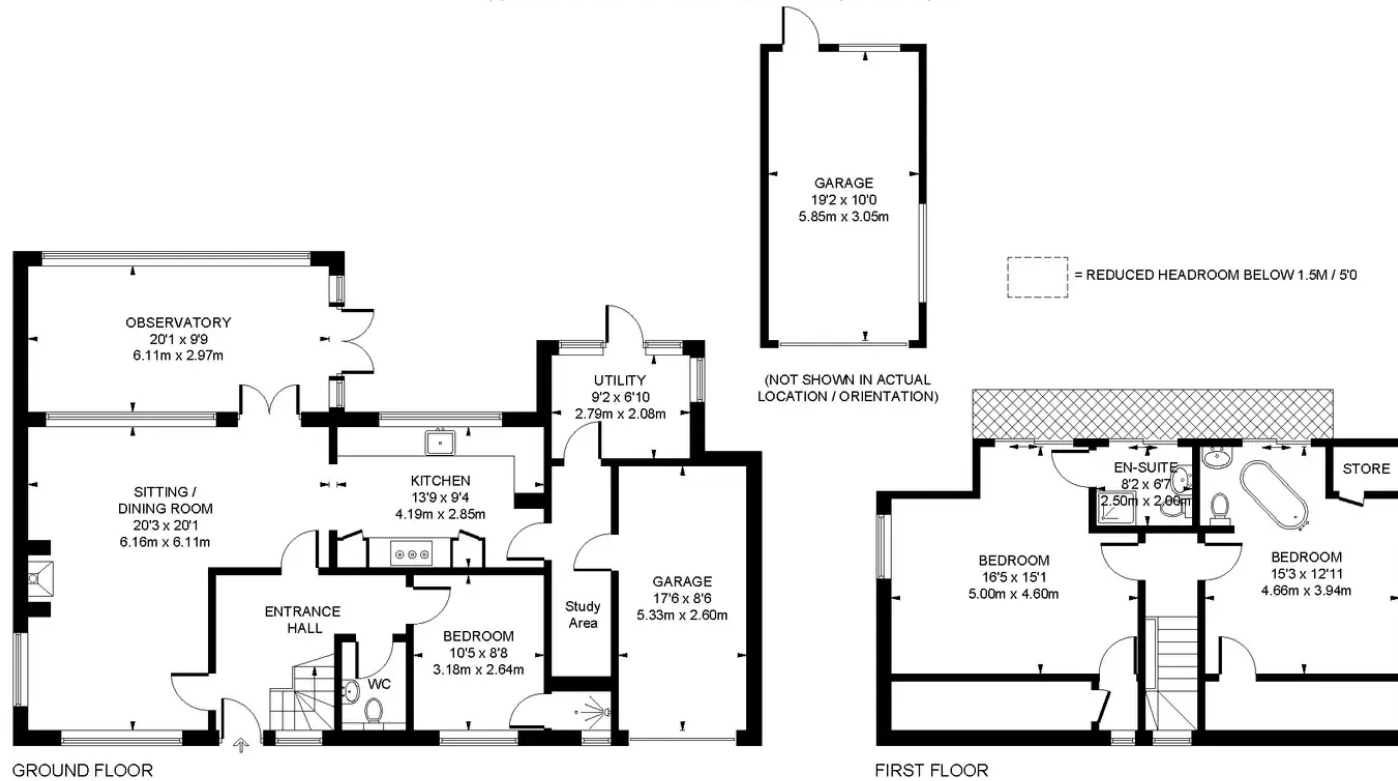


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1016462)

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