



Crowborough Road, Nutley, TN22 3HY

Guide Price £1,295,000 Freehold

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# *in brief...*

- Outstanding character country home within the Ashdown Forest
- Outdoor heated swimming pool
- Beautiful landscaped gardens
- One bedroom self-contained annex
- Wealth of charming period Art and Crafts features

- Substantial workshop/store
- South facing gardens/half an acre plot
- Several reception rooms
- Stunning kitchen/breakfast room with glass lantern
- Master bedroom with en-suite



## *in more detail...*

An outstanding 4 bedroom 2 bathroom detached character country home, situated within the Ashdown Forest with an outdoor swimming pool, detached double garage and large one bedroom self-contained annex, all within 3/4 of an acre of stunning gardens.

Aspen House has a most distinctive stone façade and attractive tiled gables lying in a much desirable position within the Forest.

The property has been significantly improved and enlarged over the years by the current owners and yet retains a wealth of charming Arts and Crafts features.

The extension to the rear provides largely open plan living accommodation affording a stunning kitchen/breakfast room continuing through to a dining room. Exceptional space for entertaining with the addition of several reception rooms flowing from one to the other, all having period features.

The property is entered via a spacious reception hall with a cloakroom and impressive panelled staircase rising to the first floor galleried landing. A slate tiled floor continues through the majority of the ground floor. Double doors open to the dining room and kitchen/breakfast room, fitted with bespoke range of oak units with a large glass lantern. There are a further two large reception rooms, a snug with inglenook fireplace, a spacious sitting room and conservatory.

The first floor provides a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom.



## *outside and the location...*

The rear gardens have been beautifully landscaped with a stone seating terrace flanked by attractive raised shrub beds with box hedging and a Roman gabled ended heated swimming pool. The pool house lies nearby and adjoins the double garage to the rear. The annex comprises of a large open plan sitting/dining room, a shower room and a double bedroom with a dressing area. Beyond the formal gardens lies a bespoke tea house enjoying a pleasant aspect. There is a substantial workshop/store entered via double doors. A level lawn and steps descending to a section of garden with a chicken house. The whole enjoying a southerly aspect. The front of the property is approached via an unmade track which in turn leads to wrought iron gates and a brick paved driveway providing ample parking.

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. Sports facilities within twenty five miles include horse racing at Brighton & Lingfield Park, various golf courses including the East Sussex National Golf Course and sailing at Weirwood reservoir.

Please check google maps for exact distances and travel times (property postcode: TN22 3HY)

# Crowborough Road, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 2227 sq ft / 206.9 sq m  
Garage / Pool House = 370 sq ft / 34.4 sq m  
Annexe = 425 sq ft / 39.5 sq m  
Workshop / Store = 214 sq ft / 19.9 sq m  
Tea House = 38 sq ft / 3.5 sq m  
Total = 3274 sq ft / 304.2 sq m  
Swimming Pool = 522 sq ft / 48.5 sq m  
(Excluding Void)



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID681702)

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