



**Wyddfa Crowborough Road, Nutley TN22 3HT**

Offers in Region of **£900,000**

**MANSELL  
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# Wyddfa Crowborough Road

## Nutley

DIRECT ACCESS via old Cart Track TO ASHDOWN FOREST and its 6,400 acres of heath/woodland and its rich and varied wildlife/birds. This immaculately maintained detached house, built in the 1960's, which has been extensively modified and redesigned by the current owners, is constructed of exterior brick work under a tiled roof, part of which has been retiled. In addition solar panels and a 5.2kw battery were installed in 2022. The property is exceptionally spacious and beautifully presented which can only be appreciated by an internal inspection. The ground floor has a hallway with shower room off and a spacious lounge to the western end with a multi-fuel burner. The hall then leads through to a dining room overlooking the garden, and a large kitchen/breakfast room with an extensive range of cupboards, drawers and worktops. Beyond this is a further sitting room, good sized study/bedroom, and a utility room with the boiler. On the first floor are four bedrooms and two bath/shower rooms.







## Wyddfa Crowborough Road

Nutley, Uckfield

The house stands on a plot of around two-thirds of an acre and is approached over a gravelled drive, which facilitates parking and turning for multiple vehicles leading to a two bay, open oak framed, garage/carport. There is double-sided access to the attractive and beautifully maintained gardens which extend to over three hundred feet in depth by 75 feet wide. The vendors have landscaped the gardens, which are a particular feature of the house, with rose beds, ericas, camellias, rhododendrons, flowering cherry, acers and magnolia. Outbuildings include a Summerhouse, Garden Store, and Greenhouse with grapevine adjacent to the kitchen garden and a fruit cage. Council Tax Band: F (i) EPC Rating: D (66)

Council Tax band: D

- Approaching 2/3rds of an acre plot (approx)
- Ground floor Extension & Enlarged 1st Floor
- Oak Framed Double Garage/Carport Parking and turning area for vehicles
- Solar panels and 5.2 kw battery
- 2426 SQ FT of accommodation
- Track access to Ashdown Forest
- Four Bedrooms Four Reception Rooms
- 300 ft landscaped garden (approx)
- Summer House





Approximate internal area - 225.41 Sq. M (2,426 Sq. Ft)

Ground Floor - 133.24 Sq. M (1434. Ft)



First Floor - 92.18 Sq. M (992. Ft)



**MANSELL  
McTAGGART**

## Mansell McTaggart Forest Row

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