

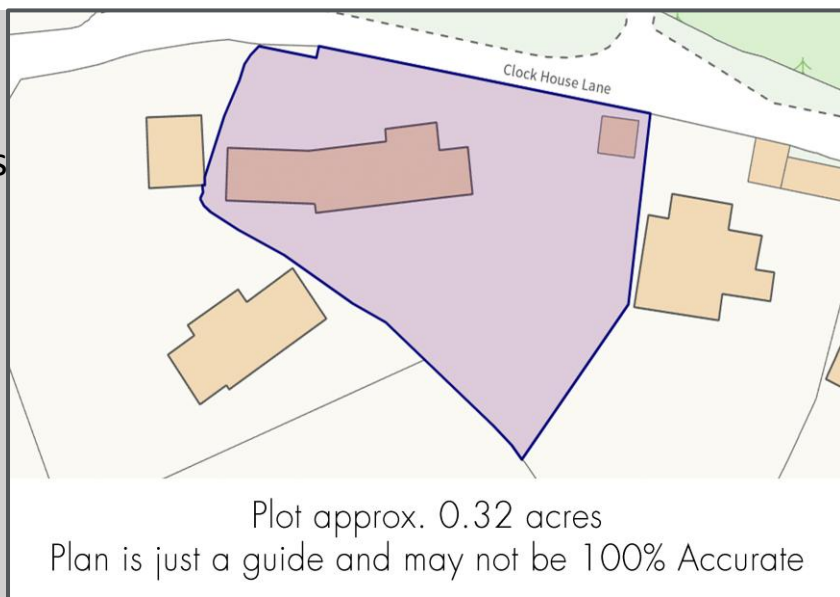
Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Clock House Lane, Nutley, TN22 3NY

- ▼ Superb Detached Family Home
- ▼ 4 Bedrooms, 3 Reception Rooms
- ▼ Well-Presented Throughout
- ▼ Feature Gardens & Outbuildings
- ▼ Large Double Garage & Driveway
- ▼ Rural Setting



EPC RATING

Current:
83 | B

Potential:
85 | B

Guide Price:
£850,000 - £900,000



Clock House Lane, Nutley, TN22 3NY

A substantial and beautifully presented detached family home extending to just over 3,000 sq ft, occupying an enviable position within a peaceful country lane in the heart of Nutley village, adjoining the stunning Ashdown Forest. One of the property's most impressive features is its exceptional EPC rating of B, reflecting the extensive range of energy-efficient and environmentally conscious improvements incorporated throughout the home. These include an air source heat pump, photovoltaic solar panels with battery storage, solar water heating and a filtered rainwater harvesting system, which supplies the garden taps, WCs and washing machine. Together, these features provide an opportunity for significantly reduced energy and water costs compared with many properties of a similar size. The property is approached via a tarmac driveway, providing ample parking and leading to a particularly generous double garage. On entering, the welcoming reception hall has stairs rising to the first floor and gives access to the principal living accommodation. The exceptionally spacious sitting room is a wonderful feature of the home, comprising an attractive log burner and enjoying two sets of double doors which frame outstanding views towards Ashdown Forest while providing direct access onto the garden patio. A family room leads through to a spacious conservatory, which benefits from an insulated roof, making it a comfortable and versatile room suitable for year-round use. The impressive kitchen/dining room is fitted with an excellent range of wall and base units, complemented by granite work surfaces and a breakfast bar. A dedicated dining area sits alongside, creating a sociable space ideal for everyday family life and entertaining. A further hallway provides additional access to the front of the property and the double garage, while a useful utility room and WC complete the ground floor accommodation. Upstairs, the generous landing leads to four well-proportioned bedrooms, all enjoying wonderful south-facing views over the Ashdown Forest. Three of the bedrooms benefit from direct access onto the property's sizeable, covered balcony, creating a unique and highly desirable space from which to enjoy the surrounding landscape. The bedrooms are served by a family bathroom and two en-suites, providing excellent facilities for both family living and accommodating guests. Outside, the landscaped rear garden is a particular highlight. Generously proportioned and enjoying a sunny south-facing aspect, it features beautifully stocked flower beds, a large expanse of lawn, an extensive paved patio, an impressive greenhouse and a charming summerhouse. The garden provides an idyllic setting for keen gardeners while also offering an exceptional space for outdoor dining, entertaining and relaxing with family and friends. Combining substantial and versatile accommodation, outstanding views, a superb village location and an exceptional range of eco-friendly features, this is a truly special family home. Early viewing is highly recommended to fully appreciate the exceptional space, setting and sustainable credentials this wonderful property has to offer.

Uckfield
Crowborough
Heathfield

01825 703000
01892 489000
01435 511800

Peter Oliver

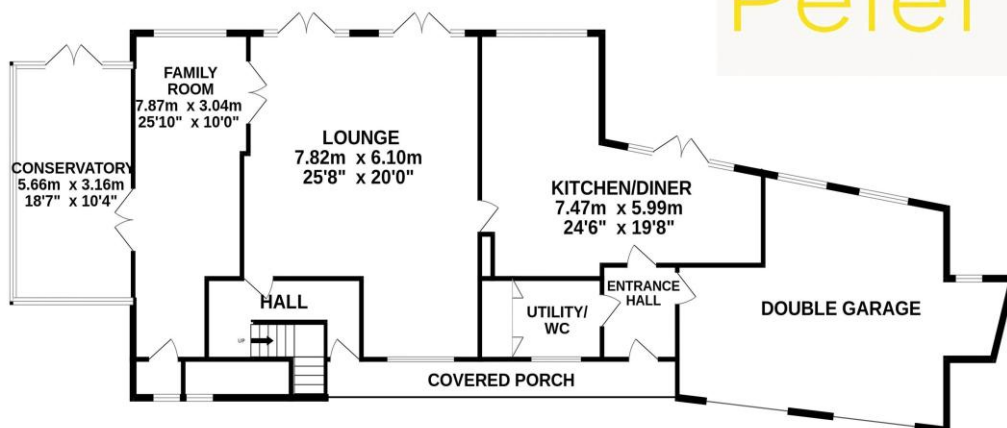
The Property
Ombudsman

The Property
Ombudsman
LETTINGS

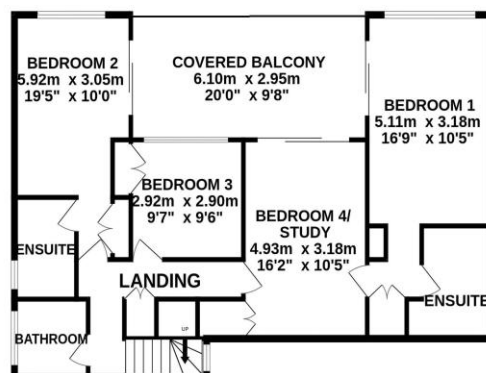


GROUND FLOOR
181.6 sq.m. (1954 sq.ft.) approx.

Peter Oliver



1ST FLOOR
103.3 sq.m. (1112 sq.ft.) approx.



TOTAL FLOOR AREA : 284.8 sq.m. (3066 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.