

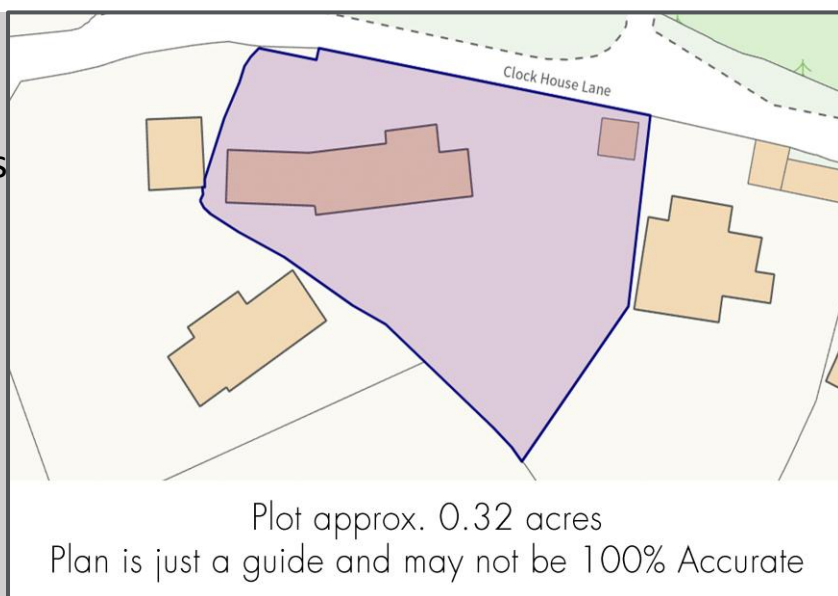
Uckfield 01825 703000
Crowborough 01892 489000
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Peter Oliver



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:
£900,000 - £925,000



Clock House Lane, Nutley, TN22 3NY

This wonderful, rural detached family home is located in a fantastic position, tucked away on a quiet country lane with close access to The Ashdown Forest and sitting on a good sized plot. The green credentials of this property are excellent comprising PV panels with battery storage, solar water heating and a filtered rainwater harvesting system feeding the garden taps, WCs and washing machine. The accommodation is bright & spacious having been extended and improved over the years. Offering versatile space this house could be arranged as either 3 or 4 bedrooms with 2 main reception rooms and 3 bathrooms. Outside the home's great size is matched by the feature gardens to both the side and rear. The landscaped gardens here are really superb and there are various sheds and even a solar dome greenhouse! The accommodation in more detail comprises an entrance hall with a cloakroom/utility room to one side and access into the large double garage on the other. From the entrance hall you then enter the open plan, L shaped kitchen/diner which has windows and doors overlooking & opening to the garden. Next you encounter a huge dual aspect lounge with woodburner and 2 further doors out onto the rear garden. Beyond this mammoth reception room there is a further reception room with dual aspect windows. This 'family room' is currently employed as a hobbies room and has doors into the side conservatory. Upstairs is equally as impressive, starting with the bright landing and family bathroom. Both the main and 2nd bedrooms are sensible double rooms with great distant views, ensuites and sliding doors onto the covered balcony. There is a separate 3rd bedroom and a further, larger room that is used as a study but could be divided differently. To the front the house has a double driveway and overall has a secluded and private feel.

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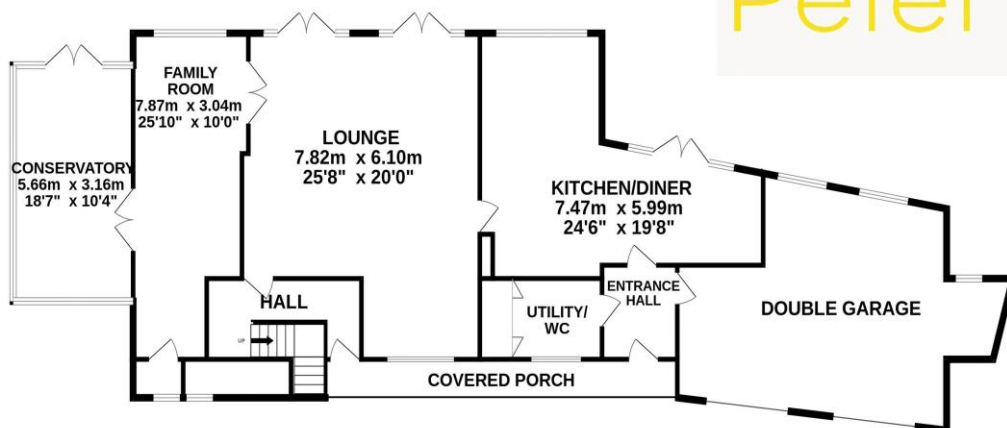
 The Property
Ombudsman

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LETTINGS

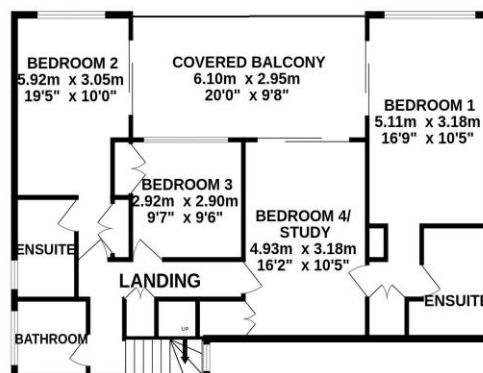


GROUND FLOOR
181.6 sq.m. (1954 sq.ft.) approx.

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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.
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TENURE: FREEHOLD

COUNCIL TAX BAND: G

MAINTENANCE/SERVICE CHARGE: N/A

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