



Crest Cottage
New Road | Duddleswell | Uckfield | East Sussex | TN22 3JJ





Step inside

Crest Cottage

It has always been said that location is the key when it comes to property and this delightful, detached family home is wonderfully located within the 6500 acres of Ashdown Forest. It features stunning panoramic countryside views across the South Downs from the Lewes Gap round to Chanctonbury Ring and is approached about 150 yards down a private farm track. This provides access to Crest Cottage via gates that open onto a spacious parking area.

The house nestles in the midst of a wraparound garden and has been in the same family for the past 40 years. It provides a great opportunity for new owners to make it their own as there is the potential to refurbish or remodel. This includes the attached workshop that was originally a garage but no longer has garage doors so could easily provide additional accommodation or would make an excellent annex, games facility or offices, subject to the necessary permissions and consents.

The main entrance opens into a lobby with direct access to the well-proportioned dual aspect kitchen/breakfast room. This includes plenty of pine floor and wall cabinets, a built-in double oven and hob and space for other appliances, while still leaving room for a large table and chairs.

Double doors lead to the bright dual aspect and good-sized sitting/dining room with an attractive fireplace, built in shelving and patio doors to the rear terrace. The dining area also has patio doors to the terrace so family and friends can enjoy the views as well as a meal. There is also a hallway with access to a useful shower room, a double bedroom/snug with understairs storage and a particularly spacious utility room with a door to the workshop.

On the first-floor galleried landing you will find an airing cupboard and access to a family bathroom, a study/dressing room and three double bedrooms with amazing views. These include the 18ft triple aspect principal with built in cupboards.

Outside the large terrace is ideal for outdoor entertaining or just sitting and enjoying the panoramic vista. The easy-to-manage garden is laid to lawn with trees in a circular flower bed and an additional garden area behind the hedging that discreetly hides the calor gas tank.



Seller Insight

“ What the owner says: My parents spent several days looking for the ideal family home and the minute they saw this property they fell in love with it and immediately decided it was the place for us and they continued to live there for the next 40 years. It was an idyllic home to grow up in with the forest on the doorstep where you could walk for 20 miles and not see a soul or, as the forest is famous as being the basis for Pooh Bear's 100-acre wood, you can always visit Pooh Sticks bridge. Another magical thing about our location is the amazing wildlife we see on a regular basis. There are a wide variety of birds including buzzards as well as rabbits and foxes while on many early mornings there are deer wandering through the garden. Once I even saw a couple of baby badgers playing in the undergrowth.

The house has plenty of potential for new owners to create their own special home with the added possibility of converting the workshop into an annex and the utility room into the annex kitchen/breakfast room, all subject to the necessary permissions and covenants.

Although we are discreetly hidden away in a rural idyll we are not isolated as there are other properties nearby and we have easy access to the A26 for Crowborough and Tunbridge Wells, while Morrisons is just eight minutes' drive. Duddleswell includes a charming dog friendly tea room, while nearby is the Nutley Windmill, Old Lodge Nature Reserve, the Nutley primary school and the Ashdown Forest Riding Centre. The village of Maresfield includes a good primary school, convenience store, post office, cricket and football clubs as well as the Chequers Inn.

Uckfield is not far with its two supermarkets, a cinema and leisure centre as well as a variety of independent shops and eateries. The railway station provides direct trains to various London stations including London Bridge which takes an hour 20 minutes. Uckfield College secondary school is rated Outstanding by Ofsted as is the Beacon Academy in Crowborough, while there are a number of primary schools in and around the area, the nearest being Nutley Primary School. You will also find numerous independent prep and senior schools.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

Nutley	2.8 miles
Maresfield	3.7 miles
Uckfield	6.1 miles
Crowborough	3.3 miles
Tunbridge Wells	0.4 miles
Brighton	22.3 miles
Channel Tunnel	54.1 miles
Dover Docks	66.1 miles
Gatwick Airport	9.0 miles
Charing Cross	40.8 miles

By Train from Uckfield	
London Bridge	1hr 20 mins
Charing Cross	1hr 38 mins
Cannon Street	1hr 35 mins
Victoria	1hr 25 mins

Leisure Clubs & Facilities

- Royal Ashdown Forest Golf Club
- Piltdown Golf Club
- East Sussex Golf Resort and Spa
- Maresfield Cricket Club
- Maresfield Football Club
- Maresfield Tennis Club
- Nutley Bowling Club

Healthcare

Buxted Medical Centre	01825 732333
Meads Medical Centre Uckfield	01825766055
Uckfield Hospital	01825 769999

Education

Primary Schools	
Nutley Primary School	01825 712575
Bonnars Primary school Maresfield	01825 762381
Great Walstead Prep School (Independent)	01444 483528
Brambletye (Independent)	01342 321004

Secondary Schools	
Uckfield College	01825 764844
Beacon Academy	01892 603000
Mayfield School (independent)	01435 874600
Ardingly College (independent)	01444 893000
Bedes (Independent)	01323 843252
Burgess Hill (Independent)	01444 241050

Entertainment

The Griffin Inn Fletching	01825 722890
The White Hart Buxted	01825 732068
The Chequers Maresfield	01285 749970
The Peacock Piltdown	01825762463
Picture House Cinema/Restaurant Uckfield	01825 764909

Local Attractions / Landmarks

- Ashdown Forest
- Sheffield Park (NT)
- Wakehurst Place
- Buxted Park
- Bluebell Railway
- Hever Castle
- Lewes Castle
- Glyndebourne

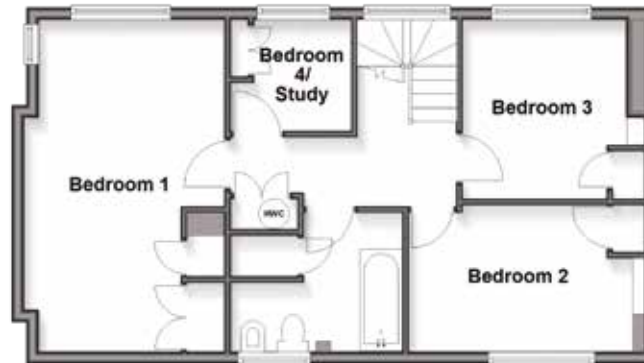
Ground Floor

Approx. 113.6 sq. metres (1222.8 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



GROUND FLOOR

Entrance Porch	
Living Area	20'9 (6.33m) narrowing to 16'0 (4.88m) x 14'0 (4.27m)
Dining Area	9'5 x 5'10 (2.87m x 1.78m)
Kitchen / Breakfast Room	16'10 x 15'1 (5.13m x 4.60m)
Hall	
Shower Room	6'7 x 5'8 (2.01m x 1.73m)
Bedroom 5 / Study	9'7 x 9'1 (2.92m x 2.77m)
Utility Room / Office	10'5 x 9'6 (3.18m x 2.90m)

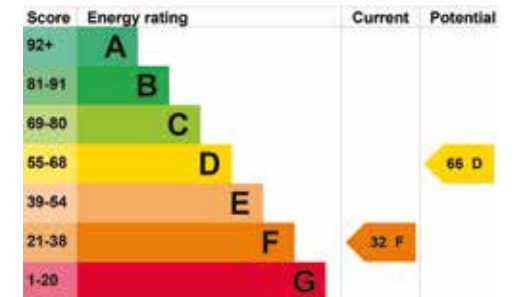
FIRST FLOOR

Bedroom 1	18'0 x 10'11 (5.49m x 3.33m)
Bedroom 2	12'0 x 8'1 (3.66m x 2.47m)
Bedroom 3	9'8 x 8'10 (2.95m x 2.69m)
Bedroom 4 / Study 2	6'7 x 6'0 (2.01m x 1.83m)
Bathroom	9'2 x 7'5 (2.80m x 2.26m)

OUTSIDE

Driveway	
Garage	
Rear Garden	21'3 x 10'8 (6.48m x 3.25m)

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed:



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