

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Crowborough Road, Nutley, TN22 3HT

- Large, Extended, Detached Home
- 4 Bedrooms, Bathroom, Shower Rm, En-Suite
- 4 Reception Rooms, Kitchen/Breakfast Rm
- Huge, Landscaped Rear Garden
- Gated Driveway, Double Garage/Car Port
- Adjoining Idyllic Ashdown Forest



EPC RATING

Current:

66 D

Potential:

79 C

£895,000



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Set in a peaceful rural position, this exceptional property provides extensive and versatile accommodation arranged over two floors, making it an ideal home for a growing family, keen gardeners or those seeking plenty of space both inside and out. The property is approached via a gated gravel driveway, which leads to the front entrance. A welcoming porch opens into the entrance hall, with a ground floor shower room/WC conveniently positioned to the side. The ground floor offers an impressive choice of four spacious reception rooms. The triple-aspect lounge is particularly inviting, featuring a fireplace with a multi-fuel burner and an abundance of natural light. There is also a separate dining room, family room and a very large study, providing considerable flexibility and scope for a variety of uses, including a home office, playroom or additional living space. Leading from the study is a useful utility room, while the heart of the home is undoubtedly the generous kitchen/breakfast room. Enjoying a double aspect, the kitchen provides an excellent range of cupboards and extensive work surfaces, together with ample space for a family dining or breakfast area. Upstairs, the spacious first-floor landing leads to four exceptionally well-proportioned bedrooms, all served by a larger-than-average family bathroom. The principal bedroom benefits from its own en-suite shower room, together with useful storage within the eaves. One of the property's most appealing features is the outlook to the rear, where wonderful views extend across the landscaped garden and towards the surrounding forest beyond. Outside, the front of the property is approached through secure gates onto a gravel driveway, with an area of garden to the side and a detached open garage/carport providing covered parking for two cars. The large rear garden is a truly outstanding feature. Generously proportioned and beautifully landscaped, it offers extensive space for keen gardeners, outdoor entertaining and family activities, while providing a wonderful setting in which to relax and enjoy the peaceful surroundings. The property also benefits from solar panels, installed by the current sellers, offering the potential for reduced household energy costs. For those who love the outdoors, the location is difficult to beat, with Ashdown Forest quite literally on the doorstep, providing endless opportunities for walking, exploring and enjoying the beautiful surrounding countryside. Nutley village is within easy reach benefitting from a CE Primary and Pre School, while the larger towns of Uckfield, Crowborough and East Grinstead are readily accessible by car, each offering a wider range of shopping, leisure and everyday amenities. Mainline railway stations within these towns provide services towards London, while Gatwick Airport is also within convenient driving distance. There is also a 24/7 bus route offering a direct hourly service between Eastbourne and Gatwick South. In all, this is a rare opportunity to acquire a substantial detached family home in an enviable rural setting, combining generous and versatile accommodation with a magnificent garden and the exceptional natural surroundings of Ashdown Forest.

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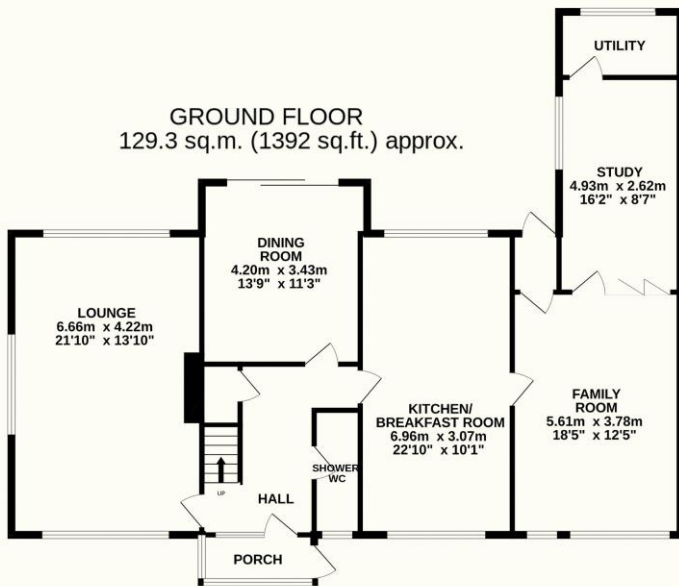
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The Property
Ombudsman

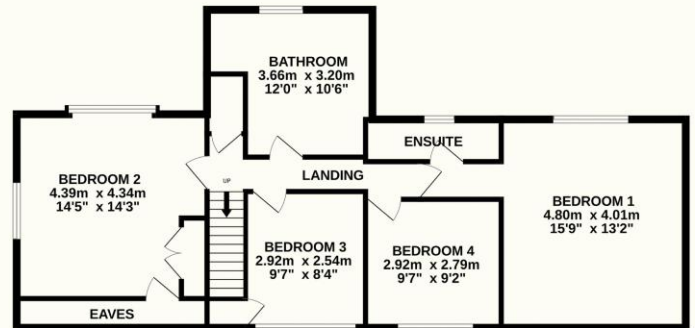
The Property
Ombudsman
LETTINGS



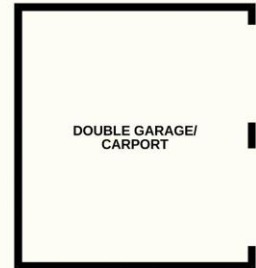
GROUND FLOOR
129.3 sq.m. (1392 sq.ft.) approx.



1ST FLOOR
84.8 sq.m. (913 sq.ft.) approx.



DETACHED OPEN GARAGE
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 246.5 sq.m. (2653 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: F

MAINTENANCE/SERVICE CHARGE: N/A

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