

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Clock House Lane, Nutley, TN22 3NZ

- ▼ Quiet Lane Within Ashdown Forest
- ▼ Around One-Third Of An Acre
- ▼ Attractive Front & Rear Gardens
- ▼ Three Double Bedrooms
- ▼ Secluded Location With Privacy
- ▼ Fantastic Home In A Desirable Area



EPC RATING

Current:

Potential:

EPC Awaited

OIEO £700,000



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This outstanding property is nestled in a tranquil setting, situated down a quiet lane within the sought-after Ashdown Forest. The spacious property offers a well-designed layout with versatile living spaces. Entering through the porch, you are welcomed into an inviting open-plan kitchen and living room, which serves as the heart of the home. Adjacent to this area is a dining room, perfect for family meals and entertaining guests, with direct access from the lounge, creating a seamless flow between social spaces. To the side, a utility room provides practical space for laundry and additional storage, with a separate WC for convenience. The ground floor layout emphasizes openness and accessibility, with wide doorways and easy movement between rooms. Upstairs, the first floor hosts three bedrooms and two bathrooms, including an en-suite for the main bedroom. The master bedroom is generously proportioned, while bedroom 2 and bedroom 3 offer comfortable accommodation for family or visitors. The bathroom serves the remaining bedrooms and guests. Additionally, the property features a detached outbuilding with a dedicated office and a store room, ideal for remote working or hobbies, offering extra space and privacy separate from the main residence. The home is positioned on a generous plot of approximately one-third of an acre, offering ample space and privacy. Both the front and rear gardens are beautifully maintained, providing perfect environments for entertaining, relaxing, and cultivating plants or vegetables. The idyllic location combined with the spacious outdoors creates an ideal retreat for enjoying nature and outdoor living.

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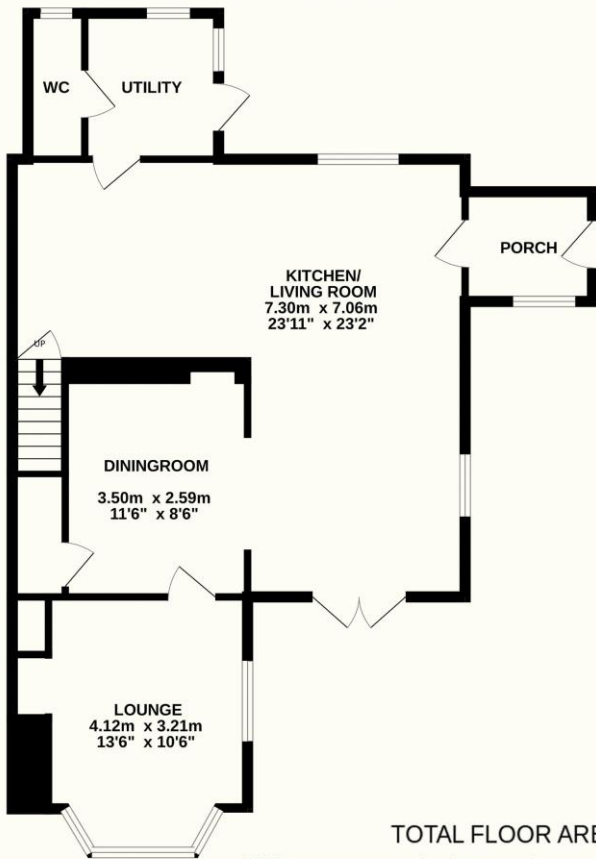
Peter Oliver

The Property
Ombudsman

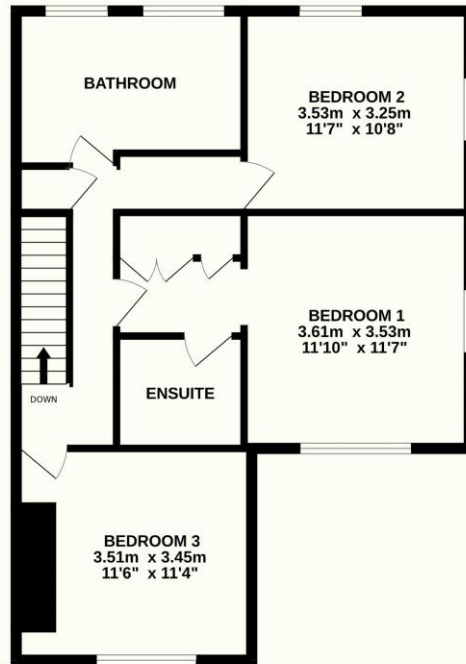
The Property
Ombudsman
LETTINGS



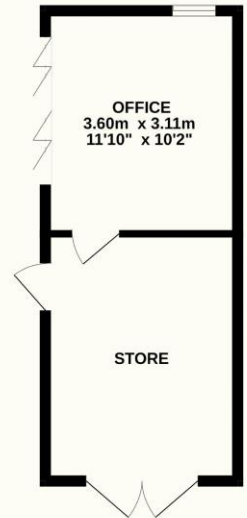
GROUND FLOOR
76.9 sq.m. (828 sq.ft.) approx.



1ST FLOOR
64.6 sq.m. (695 sq.ft.) approx.



DETACHED OUTBUILDING
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA : 165.1 sq.m. (1777 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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