



**Courtlands Road, Nutley, East Sussex TN22**

Guide Price **£2,250,000**

SOMMERVILLE FLURY

# Courtlands Road, Nutley, East Sussex TN22

Courtlands Gate is an extremely stylish and beautifully presented five bedroom house. This contemporary, newly built family home has been finished to exacting detail. This superb property commands a fantastic position in an 'Area of Outstanding Natural Beauty' on the edge of Ashdown Forest, with superb far-reaching views to Ditchling and Firle Beacon on the horizon.

There are three/four reception rooms (including the annexe), five bedrooms (including the annexe), five bathrooms (three en-suite).

## ***The Annexe:***

Reception room, bedroom, shower room.

## ***Outbuildings:***

Large workshop and garage.

Planning granted for additional triple garage  
WD/2024/0508/F

## ***Outside:***

Garden, terrace, kitchen garden, wildlife meadow and pond

Approximately 1.2 acres in total.

EPC rating A

Remainder of 10 year Build Zone warranty.

- EPC rating A



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The eco credentials including solar panel, air source heat pump and a state of the art heat recovery system, underfloor heating and triple glazed windows with solar controlled glass, delivering minimal running costs.

### **Location:**

Courtlands Gate is in the heart of The Ashdown Forest, famous for beautiful walks, Winnie the Pooh and numerous excellent local pubs serving fantastic food and the local's favourite Harvey's Bitter, produced a few miles down the road in the Historic town of Lewes. The world renowned Glyndebourne opera house is a short drive away.

### **Locally:**

Courtlands Gate sits between East Grinstead & Uckfield for mainline services to London Victoria & London Bridge. Gatwick Airport is approximately 30 minutes drive (18 miles). The village of Forest Row is a short drive away as is Maresfield which hosts the newly opened Marks & Spencer food hall. Uckfield (5.1 miles) offers Waitrose. East Grinstead (9.3 miles) offers Waitrose and numerous High Street Banks and a charming old town with coffee shops and bistros.

- EPC rating A



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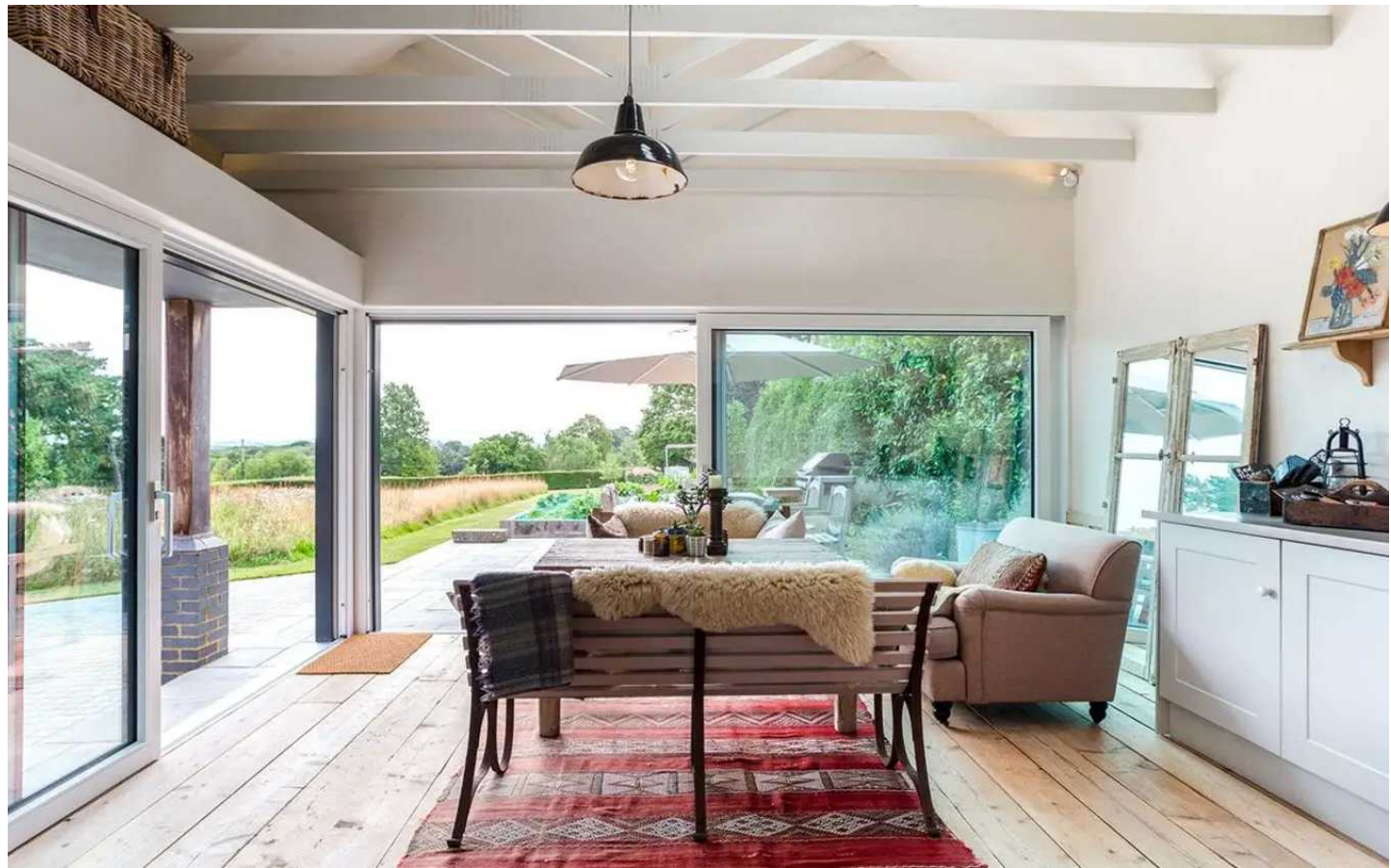
## **Schools:**

The local area has a number of excellent prep schools, Cumnor House Schools in Dane Hill, Brambletye & Great Walstead who feed into the equally accessible Public schools Brighton College, Ardingly College, Eastbourne College, Hurst, Worth Abbey.

## **Viewings :- By Appointment only.**

Tenure: Freehold

- EPC rating A





Approximate Area = 337.6 sq m / 3634 sq ft  
 Annexe = 56.7 sq m / 610 sq ft  
 Workshop = 57.1 sq m / 615 sq ft  
 Garage = 24.9 sq m / 268 sq ft  
 Total = 476.3 sq m / 5127 sq ft  
 Including Limited Use Area (27.9 sq m / 300 sq ft)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047438)

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