



THE OAST HOUSE, DOWN STREET

NUTLEY - £1,325,000



The Oast House

Down Street, Nutley, Uckfield, TN22 3LG

**Entrance Hall - WC - Utility Room - Sitting Room - Kitchen
Dining Room - Garden Room - Four Bedrooms - Two En
Suite Bathrooms - Family Bathroom - Large Garden
Paddock - Driveway With Extensive Parking
Timber Four Bay Carport & Storage Area**

Set in grounds of over two and half acres with outstanding views towards the South Downs is this impressive twin roundel detached oast converted in 2007. The property is a good mix of contemporary and characterful architecture with the current owners having renovated and modernised very recently. Further advantages include an oak four bay carport including a storage area and extensive manicured gardens which lead to a two acre paddock. Subject to the usual planning consents there is potential to convert the carport to ancillary accommodation and the tiled roundels and barn loft to further bedroom accommodation if required.

COVERED TIMBER ENTRANCE PORCH:

Flagstone paving and glass panelled obscured timber door opening into:

ENTRANCE HALL:

Understairs storage cupboard, stairs to first floor, travertine flooring and radiator.

WC:

Low level wc, pedestal wash hand basin, tiled flooring and window to rear.





SITTING ROOM:

Feature fireplace with wood burning stove, oak bressumer/surround and granite hearth, solid oak flooring, two radiators, two windows to both sides and square opening into the garden room.

GARDEN ROOM:

Bespoke glazed steel extension with outstanding views across the South Downs comprising a large sky lantern, solid oak flooring and glass door opening to patio.

DINING ROOM:

Two radiators, fitted carpet, three roundel windows and door to rear.

KITCHEN:

Range of high quality wall and base units with granite worktops over incorporating a one and half bowl stainless steel sink with vegetable washer. Appliances include an inset 4-ring ceramic hob with extractor fan, twin ovens incorporating a microwave and warming draw and an integrated dishwasher. Pantry cupboard with shelving, timber flooring, two radiators and three roundel windows.

UTILITY ROOM:

Range of wall and base units with stainless steel sink, space for washing machine and further space for fridge/freezer. Two storage cupboards housing both the pressurised hot water cylinder and floor mounted Grant boiler. Tiled shower cubicle, vinyl flooring, radiator and glass panelled door to side return.

LANDING/FAMILY ROOM/HOME OFFICE:

A large landing providing a family room/home office area to enjoy the stunning views, two radiators, loft access and windows to side and rear.

BEDROOM:

Two wardrobe cupboards, fitted carpet, two radiators, three roundel windows and door into:

EN SUITE BATHROOM:

Panelled bath with tiled surrounds, wc, pedestal wash hand basin, chrome heated

towel rail, storage cupboard, loft access, extractor fan, vinyl flooring and obscured window to side.

BEDROOM:

Two wardrobe cupboards, two radiators, fitted carpet, three roundel windows and door into:

EN SUITE BATHROOM:

Panelled bath with tiled surrounds, wc, pedestal wash hand basin, chrome heated towel rail, vinyl flooring and obscured window to side.

BEDROOM:

Ceiling beam, fitted carpet, radiator and window to rear.

BEDROOM:

Ceiling beam, fitted carpet, radiator and window to front.

FAMILY BATHROOM:

Panelled bath, wc, pedestal wash hand basin, chrome heated towel rail, vinyl flooring and window to front.

OUTSIDE:

The property is approached via wrought iron gates opening to an extensive pea shingle drive providing ample off-road parking and leading to the oak framed four bay carport with storage, power, lighting and log store. In addition are various areas of lawn with well stocked and mature planting, a vegetable garden and greenhouse. The main area of garden has a patio adjacent to the property ideal for outside seating and entertaining to enjoy the extensive views. The remainder of the garden is principally laid to a large expanse of lawn with a further array of planting. To the rear of the garden a five-bar gate provides access to a two acre paddock with a gate leading directly onto Down Street. The property is ideal for equestrian purposes or purely protection of the wonderful far-reaching views towards the South Downs.



SITUATION:

Located to the fringes of the popular village of Nutley on the edge of the famous Ashdown Forest offering superb walks and riding facilities. The village offers several restaurants, a public house together with general stores and primary school. The nearby towns of East Grinstead, Uckfield, Crowborough and the spa town of Royal Tunbridge Wells offer comprehensive shopping facilities and mainline rail stations.

COUNCIL TAX BAND:

G

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water & Electricity

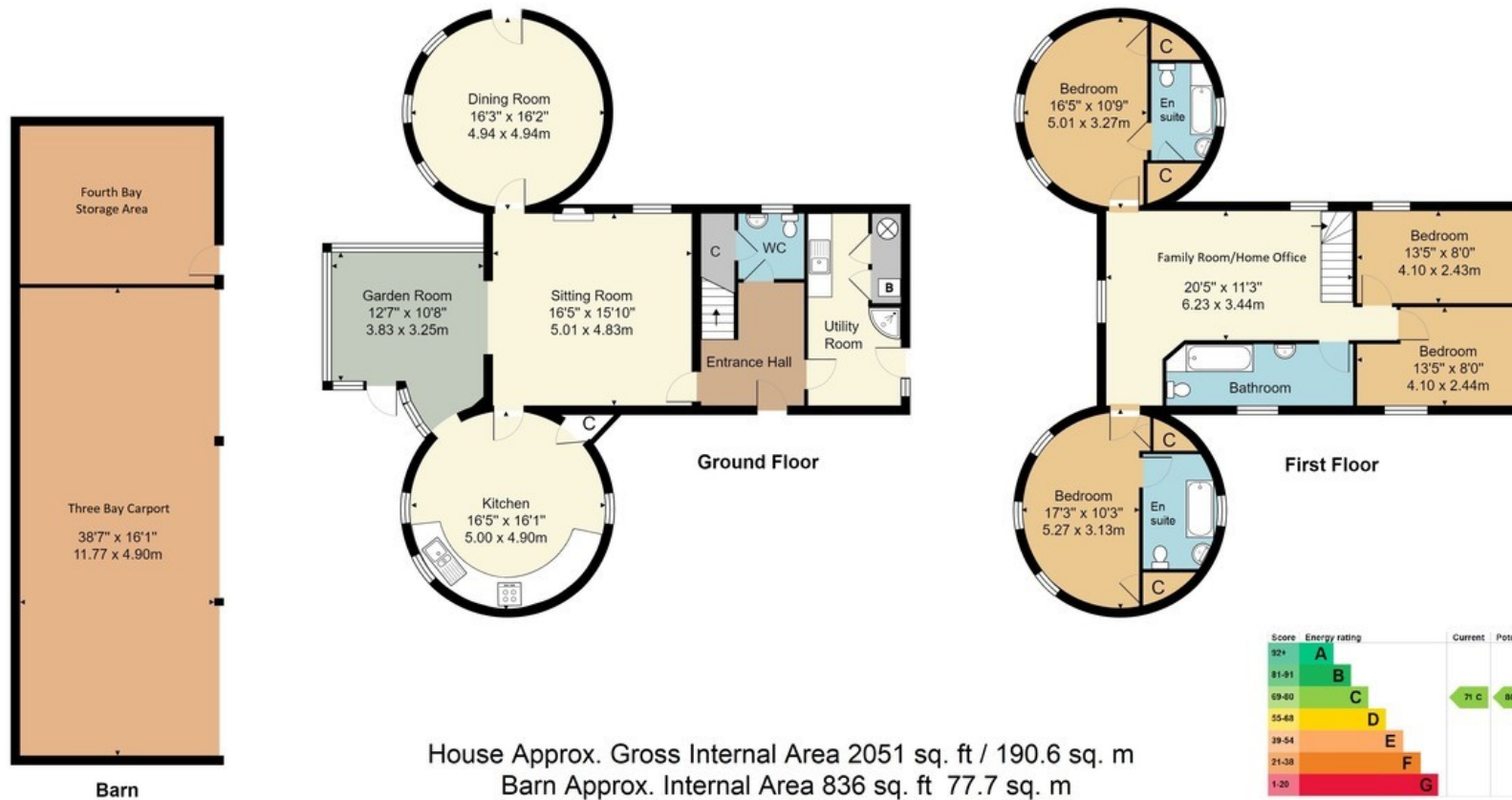
Heating - Oil

Private Drainage - Septic Tank shared with two neighbouring properties

Restrictions - Fee payable for shared driveway - contribution 50% as an when required

Rights and Easements - Chancel Repair Policy in place. Restricted access with conditions for Down House to access The Paddock/Field





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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