



STONECHATS, NURSERY LANE  
NUTLEY UCKFIELD - £625,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# Stonechats

Nursery Lane, Nutley,  
Uckfield, TN22 3NR

**Entrance Hall - Sitting Room - Kitchen/Dining/Utility Room  
Integral Garage - Two Bedrooms - En Suite Shower Room  
Family Bathroom - Off Road Parking  
Well Tended Gardens**

Located on the edge of the Ashdown Forest is this beautifully renovated, chain-free brick and timber built Skandia Hus bungalow set in a quiet, peaceful location within walking distance of Nutley's local amenities. Upon entering, a welcoming entrance hall leads into a bright and spacious sitting room that offers beautiful views of the countryside and woodland to front. The room has the flexibility to incorporate a dining area if needed, creating an adaptable living space. The open-plan kitchen/dining/utility offers ample storage and plenty of room for essential appliances. Originally, the dining area was a third bedroom and could easily be restored to its former layout if desired. Two separate doors provide access to the rear garden, and from the utility area, there is access to an integral garage. On the other side of the bungalow, there are two double bedrooms, with the main bedroom featuring a modern en suite shower room and the family bathroom has been renovated to a high standard. This bungalow benefits from well-kept gardens to front, with ample off-road parking available. Lovingly cared for, this home offers a comfortable living environment in a scenic, quiet setting.

Door opening into:

## **ENTRANCE HALL:**

Coir entrance matting, coats hanging area, fitted carpet, radiator and smoke alarm.

## **SITTING ROOM:**

Areas for sofa seating and dining furniture, fitted carpet, two radiators, four picture windows to front with aspect over garden and fabulous far reaching and woodland views.

## **OPEN PLAN KITCHEN/DINING & UTILITY**

Kitchen Area:

Traditional style range of high and low level units with granite effect roll top worksurfaces with sleeper style splashback and incorporating a sink.



Fan assisted oven with 4-ring electric hob with extractor fan above and separate spaces for a tall

**Dining Area:**

Formally a bedroom which could easily be converted back to the original layout with ample space for a large dining table and chairs, wood effect laminate flooring, two radiators and two windows both with fitted blinds to rear.

**Utility Area:**

High and low level traditional style units with granite effect roll top worksurfaces and sleeper style splashback. Space for washing machine and separate tumble dryer, wood effect laminate flooring, dual aspect with windows to side and rear, door with fitted blind providing access to rear garden and door into integral garage.

**INTEGRAL GARAGE:**

With potential to convert subject to the necessary consents and accessed via an up/over door with concrete flooring, electric consumer unit, Advantage hot water cylinder and EHC wall mounted boiler.

**MAIN BEDROOM:**

Fitted carpet, radiator, two windows to rear both with fitted blinds and door into:

**EN SUITE SHOWER ROOM:**

Corner shower cubicle, low level wc, pedestal wash hand basin, wall mounted chrome heated towel rail, wall mounted glass fronted bathroom cabinet, tiled flooring, part tiled walling and shaver point.

**BEDROOM:**

Part painted panelled walling, fitted carpet, radiator and two windows to front with aspect over front patio, garden and far reaching views.

**FAMILY BATHROOM:**

Panelled bath with traditional style Bristan taps, corner fully tiled shower cubicle, low level wc, wash hand basin with Bristan tap and mirror above, wall mounted chrome heating towel rail, tiled flooring, part tiled walling and shaver point.

**OUTSIDE:**

To the front the driveway provides off road parking for numerous vehicles and access to integral garage. The remainder of the front garden comprises a good selection of established shrubs, trees and raised flower bed borders, an expanse of lawn, outside tap and a paved patio to enjoy the lovely panoramic views. In addition is a detached timber home office/workshop currently with electric lighting and power points. To the rear the garden has steps leading to a small expanse of lawn and further area of lawn to the side of the property with space for a rotary line.



**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.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher on 01892 665666

**ADDITIONAL INFORMATION:**

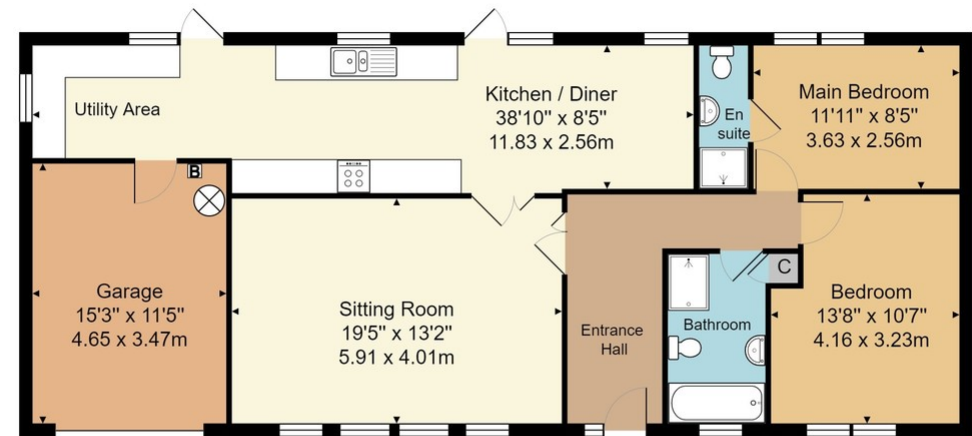
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric



Approx. Gross Internal Area 1208 ft<sup>2</sup> ... 112.2 m<sup>2</sup>

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.



Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
**Tel: 01892 665666**

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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