



# EQUUS

*Country & Equestrian*



PUFFINS





## PUFFINS, Crowborough Road, Nutley, Uckfield, East Sussex, TN22 3HT

**UNDER OFFER** - near Ashdown Forest - A detached property with adjacent pastureland of 7 acres (TBV) and stable yard plus riding arena 20m x 40m situated along a lane on the fringes of the desirable village of Nutley and close to Ashdown Forest which offers miles of riding out (permit required), country walks. This adaptable family home is likely to be of great appeal to horse owners, dog lovers and those keen on the 'outdoor life' wanting a 'get away from it all' location yet in commuting distance of London. For those with competitive equestrian interests there are a number of training/competition centres in easy reach: Chelwood training centre, Firle, Plumpton College, Golden Cross, Ardingly South of England Showground, Felbridge show centre

### LOCATION & AREA AWARENESS

The property is located on the rural fringes of the popular village of Nutley with local store, garage/convenience shop, Parish Church and primary school. Nutley is conveniently positioned between the towns of Uckfield, Crowborough, East Grinstead and Haywards Heath all of which provide an extensive range of shops/supermarkets, sports and leisure amenities, together with rail services to London. Gatwick Airport/Station and the M23 motorway are within twenty miles. The area has a good representation of both state and private schools including Uckfield College, Cumnor House at Danehill, together with alternative primary schools at Forest Row or Danehill, together with private schools in Forest Row including Ashdown House, Michael Hall and Greenfields. Sports facilities within twenty five miles include horse racing at Brighton & Lingfield Park, various golf courses including the East Sussex National Golf Course, sailing at Weirwood reservoir.

### ACCOMMODATION

Refer to the floor plan online and in the brochure. The accommodation is set on two floors with open reception area leading to an inner hall with stairs to the first floor. **KITCHEN** - with assorted fitted base and eye level units, tiled floor and splash backs, spaces for white goods and cooker etc. door to side leading into an alley way to the garden, Large **SITTING ROOM** and **DINING** area with feature open fireplace and stone surround, rear **CONSERVATORY** leading straight out to the rear garden which gives access over the old droving road, further door to **INTEGRAL GARAGE**, **CLOAKROOM** with **SHOWER & WC**/wash hand basin.

**FIRST FLOOR:** large **LANDING** with **HOME WORKING** area, 3 **BEDROOMS**, **FAMILY BATHROOM** fully fitted with bath, WC, wash hand basin and heated towel rail.

### EQUESTRIAN FACILITIES & OUTBUILDINGS

Refer to the plans and dimensions of the stables / barns etc on line under floor plans. The land and equestrian facilities set to the rear of the garden located across an un-adopted track/footpath known as 'an old droving road'(see notes below) which allows for vehicle access to the stable yard etc.

**STABLES** - 3 timber loose boxes in a line set on a concrete base plus tack room.

**BARN** with large doors on concrete base divided into two sections. One side being a machine store and the other a hay/straw barn.

**OUTDOOR RIDING ARENA** - 'Cushion ride by Giffords, 20m x 40m post and railed with 5 bar gate.

N.B. Horseboxes/trailers are not permitted to be parked on the old droving road.

### LAND & GROUNDS

**LAND PLAN ATTACHED UNDER FLOOR PLANS - THE OLD DROVING ROAD & PUBLIC FOOTPATH** - This a public footpath which leads to the Ashdown Forest and is 120 metres from the front door of the house accessed from Crowborough Road. The property has a right of way over the track to the boundary and includes the right to drive up to the property boundary. You cannot park on it or ride horses on it as it is a designated footpath. Access to the Ashdown Forest therefore would be via the main road.

The land (6.99 acres of mostly pasture) is on a slope and is in a very pleasant 'bowl like' shape and from the yard you can see the whole of the land. The acreage stated at the property is \*TBV - (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.





### HELPFUL WEBSITES

We recommend that potential buyers visit the local authority website pertaining to the property to get details of all the planning consents / restrictions / history etc. The following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: [www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

### SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: WEALDEN

SERVICES: Oil central heating. Mains drains, electric and metered mains water to the residence.

TAX BAND: E

EPC RATING: E 48/75

OUTBUILDING/S SERVICES: Stable yard has Solar Power lighting. Water is brought over by a hose and water butts.

### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

DISCLAIMER: All prospective buyers view all properties for sale

with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

### DIRECTIONS

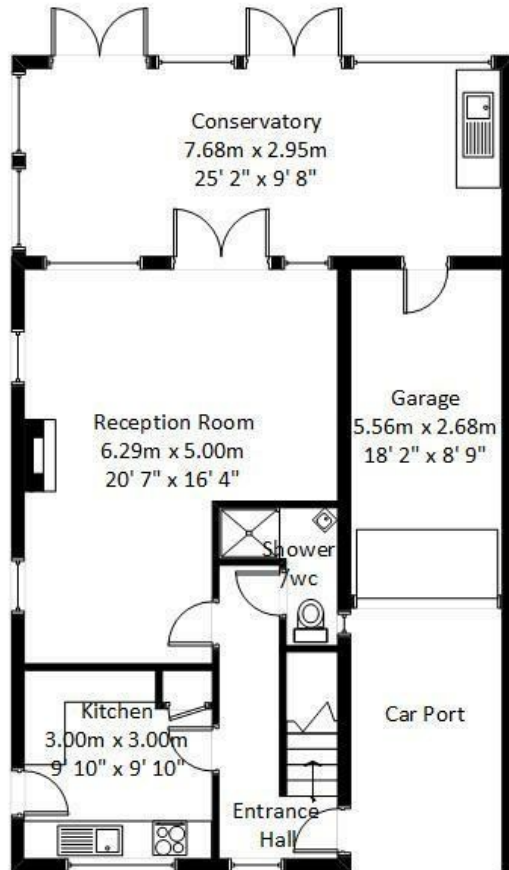
South bound on the A22 (Chelwood Gate Road) heading towards Nutley, turn left into Crowborough Road ( this turning is less than 0.5 mile from the high street). Continue along Crowborough Road for 320 metres and the property will be found on the left between houses and set back from the road.

**Guide price £800,000**

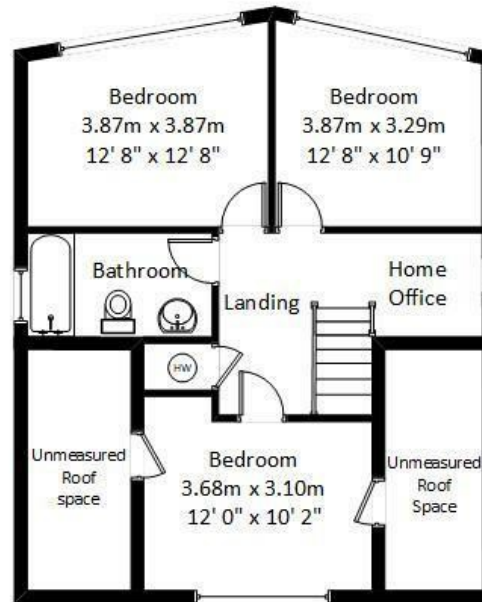




# P - TN22



Ground Floor



First Floor

Gross internal floor area (including the Conservatory and Garage)  
approximately 135.5 square metres  
(1459 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.  
Invicta EPC      www.invictaepc.com      email: rwood@invictaepc.com

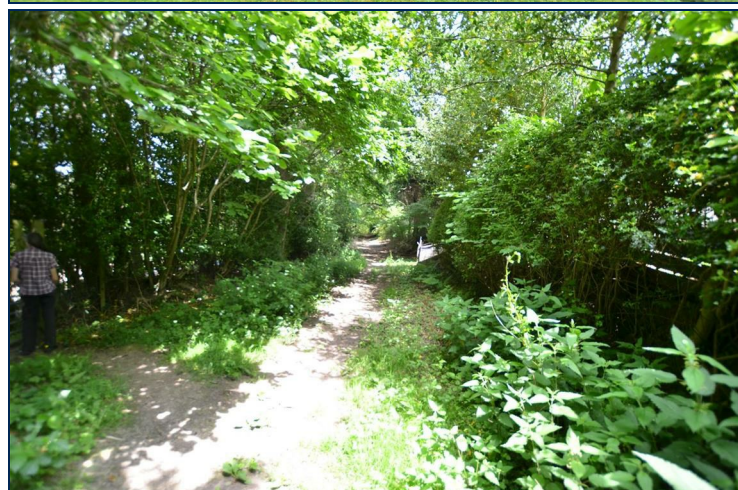
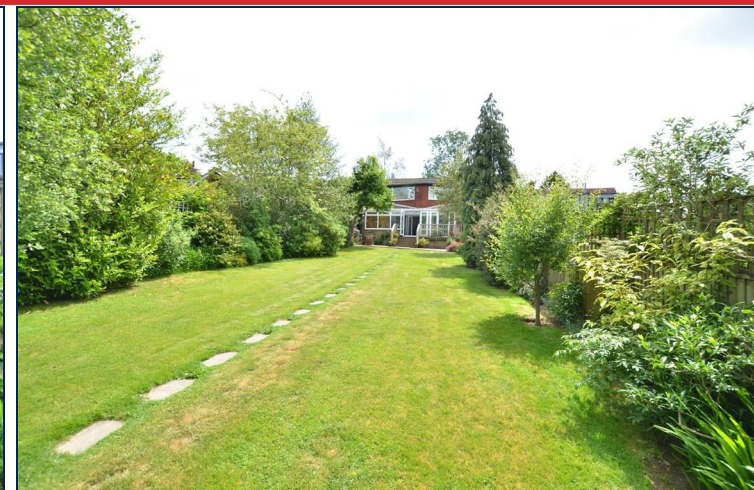
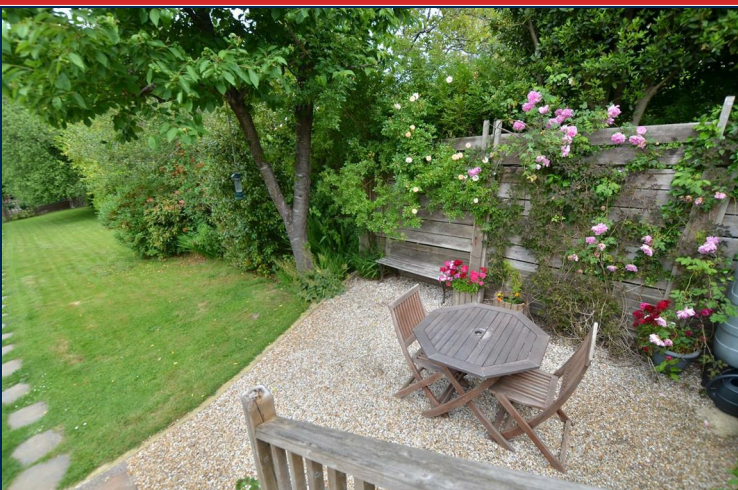
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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