



Richards Cottage, Cackle Street, Nutley. TN22 3DY
Uckfield

Offers in Region of **£650,000**

**MANSELL
McTAGGART**
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Richards Cottage, Cackle Street

Nutley, Uckfield

Enjoying an idyllic position along Cackle Street, in the heart of the stunning Ashdown Forest, an Area of Outstanding natural beauty, Richards Cottage is a two bedroom semi-detached cottage boasting far reaching views across the Ashdown Forest, a substantial garden, and a detached garage.

Occupying a peaceful rural setting, this unique home offers a rare opportunity to create a stunning countryside retreat in this highly sought after location with generous outside space, a flexible layout, and potential to extend subject to planning.

As you enter the cottage, you're welcomed by a wealth of character with downstairs offering; a ground floor shower room, a dining area straight ahead flowing into the living room, complete with double doors opening onto the garden. To the right of the entrance is the kitchen breakfast room which continues through to bedroom two.

Upstairs, the principle bedroom has built in storage and enjoys elevated views across the forest and surrounding countryside.

- A seldom found semi detached two bedroom cottage
- Stunning substantial garden
- Situated in the heart of the Ashdown Forest
- Detached garage
- Private driveway
- Potential to extend (STPP)
- Character features





Richards Cottage, Cackle Street

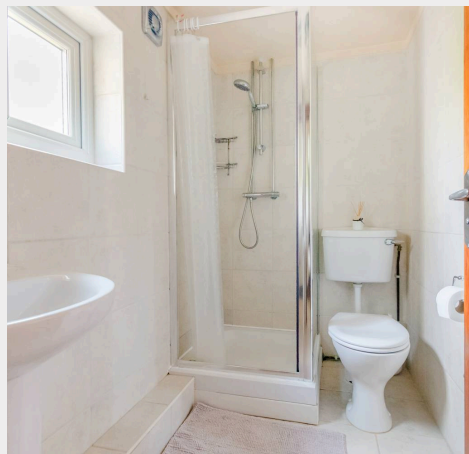
Nutley, Uckfield

Outside the rear garden is a particular feature benefitting from a large, private plot bordered by mature trees and hedges, featuring several specimen and fruit trees. Several seating areas are located around the garden in addition to a generous vegetable patches. A detached garage sits to the side, with the driveway running alongside the property, providing direct access from the lane.

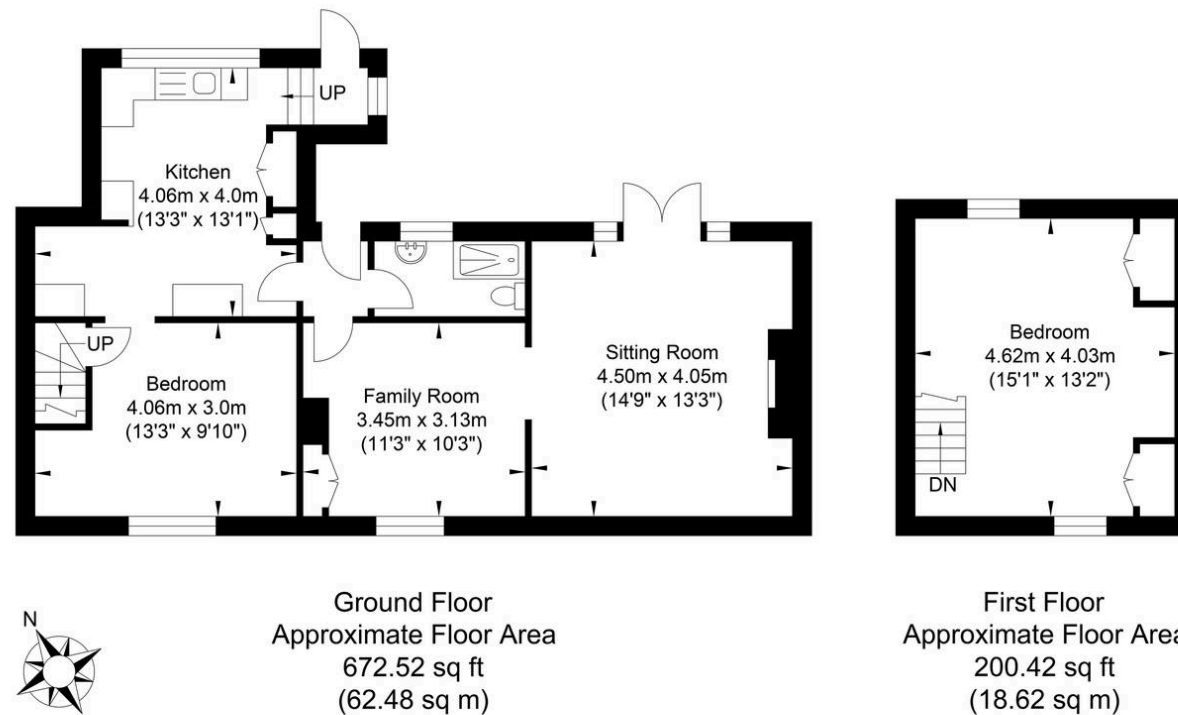
Richards Cottage is beautifully situated in a quiet rural position surrounded by the breath taking Ashdown Forest yet within a short driving distance of Maresfield and Nutley villages, the latter offering a highly regarded primary school, convenience store, petrol station and a public inn. The area itself is considered one of the region's most desirable in Sussex and offers exceptional riding, walking and country pursuits. Nearby Uckfield and Crowborough towns offer an extensive range of shopping and leisure facilities as well as comprehensive schooling for all age groups. Both towns offer railway services to London as does nearby Buxted village with services to London in just over One hour and the nearby A272 provides swift vehicular access to Haywards Heath which boasts commuting times to London Victoria (47 mins). The Royal Spa Town of Tunbridge Wells is also within a short drive and also offers rail links to London.

Council Tax band: D. EPC rating F

Oil fired central heating and private drainage



Richards Cottage



Approximate Gross Internal Area = 81.10 sq m / 872.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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