

HUNTERS FARM

NUTLEY  EAST SUSSEX





HUNTERS FARM

COURTLANDS, NUTLEY, EAST SUSSEX TN22 3LS

Elegant and beautifully presented 18th Century country house

HUNTERS FARM

Ground floor: reception hall, drawing room, dining room, sitting room, study, conservatory, kitchen and breakfast room, cloakroom, rear hall

First floor: principal bedroom with en suite bathroom, 5 further bedrooms (1 en suite), 2 shower rooms

Cellar

EPC rating F

DAIRY COTTAGE

Living room, kitchen, 2 bedrooms, shower room
EPC rating F

Outbuilding with stabling, workshop, gymnasium & changing room, office, garaging, store room and storage loft
Detached double garage with adjoining laundry room
Further outbuildings

Swimming pool, manege, formal gardens and grounds, parkland, pasture, woodland, ponds

Savills Country Department
33 Margaret Street
London
W1G 0JD

Will Peppitt
020 7409 5945
wpeppitt@savills.com

ABOUT 52 ACRES

FOREST, ABOUT 188 ACRES,
AVAILABLE BY SEPARATE NEGOTIATION

savills.com

Savills Haywards Heath
4 Chelsea Arcade, The Broadway
Haywards Heath
West Sussex RH16 3AP

Rohan Vines
01444 446 000
rvines@savills.com

ABOUT THE PROPERTY

Hunters Farm is set in a wonderful, slightly elevated rural position with impressive south-westerly views across its own gardens and grounds. The principal portion of the house has Georgian origins, with the oldest part dating from 1750, and over the years has been the subject of sympathetic additions and improvements. It presents graceful cream rendered elevations with white-framed casement windows and offers 4,117 square feet of elegantly proportioned and beautifully presented accommodation arranged over two floors, plus a cellar.

The house is accessed by a long driveway and surrounded by formal gardens, grounds and partially wooded pasture extending to over 50 acres; a substantial portion of forest lying to the west of the property, about 188 acres, is available by separate negotiation and is marked in blue on the accompanying site plan.





HUNTERS FARM, NUTLEY

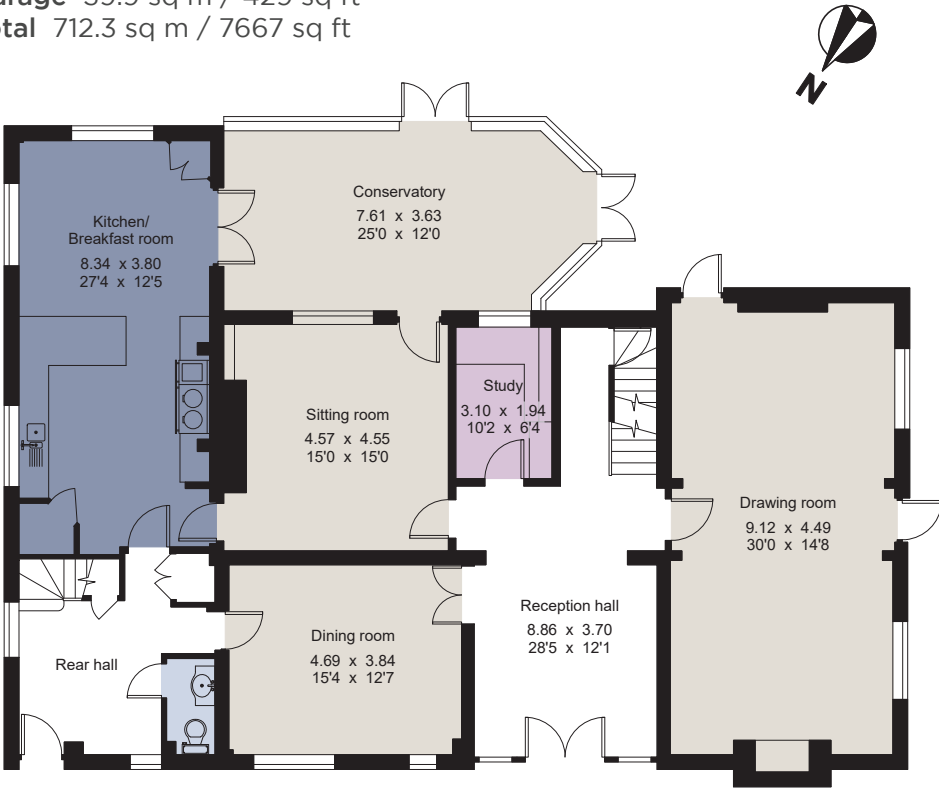
Gross internal area (approx) 382.5 sq m / 4117 sq ft

Cottage 60.8 sq m / 654 sq ft

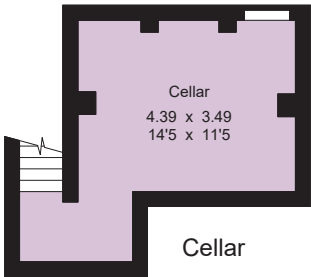
Outbuilding 229.1 sq m / 2466 sq ft

Garage 39.9 sq m / 429 sq ft

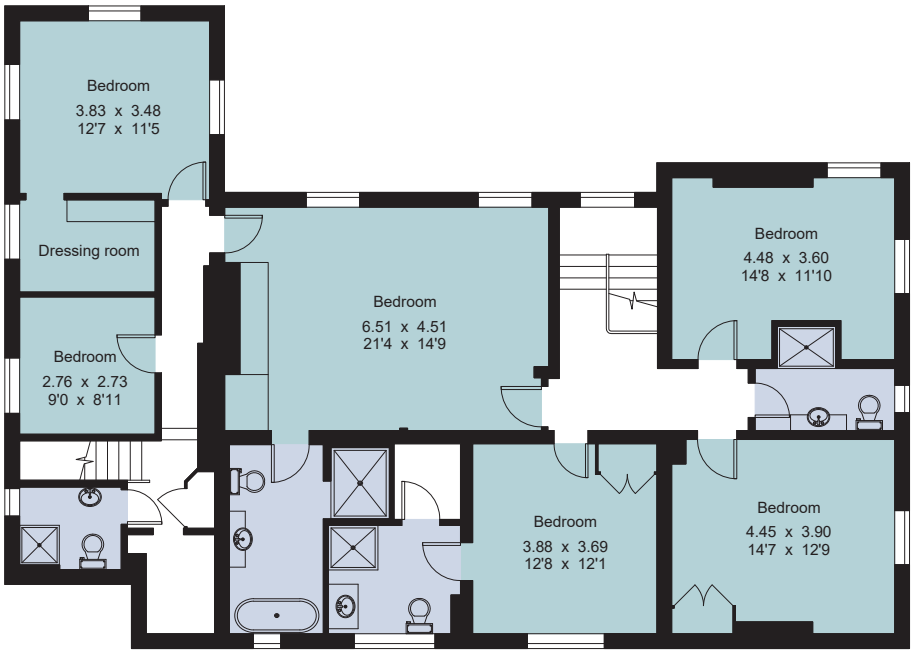
Total 712.3 sq m / 7667 sq ft



Ground floor

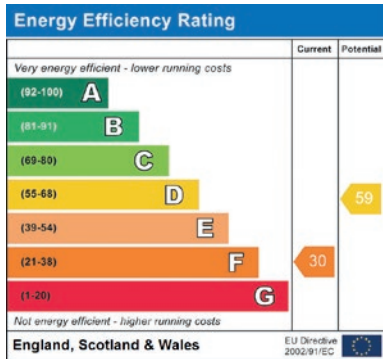


Cellar



First floor

HUNTERS FARM



Cottage

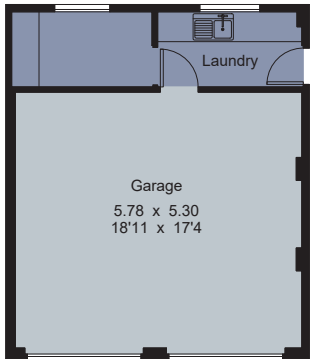
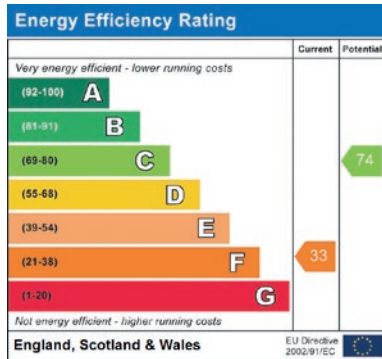
Outbuilding



Ground floor

First floor

DAIRY COTTAGE





SITUATION

Hunters Farm is situated on the outskirts of Nutley, in an Area of Outstanding Natural Beauty close to Ashdown Forest. The property is rural yet not remote: Nutley, a thriving village is about one and a half miles distant and offers a village shop, two restaurants, church and primary school, while more comprehensive shopping and leisure facilities are found at Uckfield, Haywards Heath, East Grinstead and Tunbridge Wells.

Outdoor pursuits include golf, walking and riding; Sussex offers a superb cultural and arts scene, with world-class opera at Glyndebourne, theatre at Royal Tunbridge Wells and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

The area offers excellent transport links with mainline rail services from Haywards Heath (London Bridge/Victoria from 42 minutes). The M25 orbital motorway can be accessed via the A23, linking to other motorway networks, Gatwick airport (18 miles) and central London (55 miles).

There are many highly regarded state and independent schools in the area, including Brambletye, Ardingly College, and Cumnor House prep school in Danehill.

SERVICES

Oil fired central heating. Mains water and electricity. Private drainage.

OUTGOINGS

Wealden District Council, 01892 653311. Hunters Farm tax band H; Dairy Cottage tax band D.

VIEWING

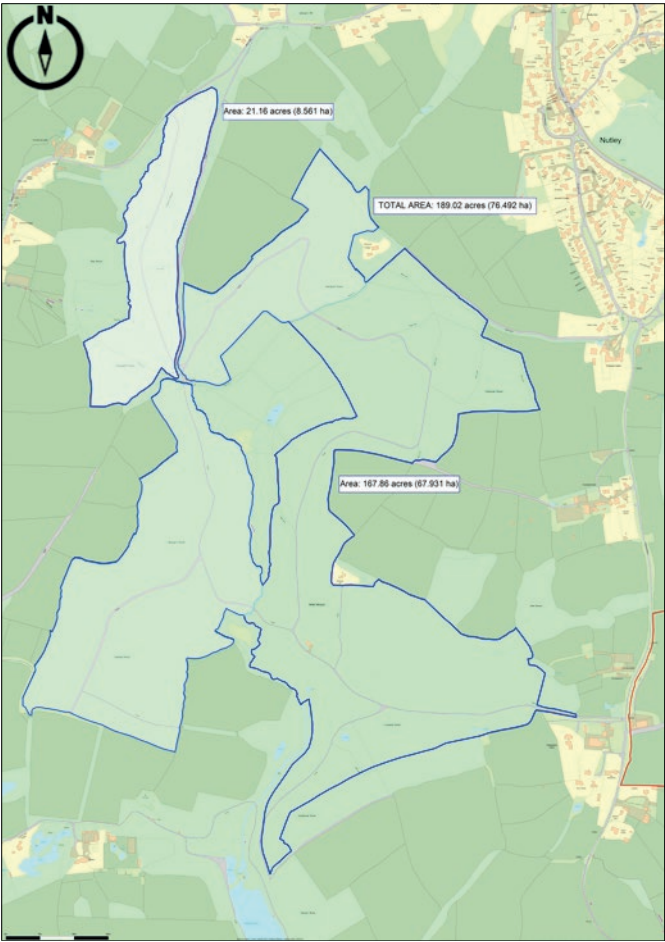
Strictly by appointment with Savills on 01444 446000.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

AGENT’S NOTE

A bridleway runs to the north of the property, well screened by a deep bank of mature trees, and continues south west through the grounds. There are various footpaths crossing the forest; please refer to the Agent and site plan for details.

A substantial portion of forest, about 188 acres, is available by separate negotiation and is marked in blue on the accompanying site plan.



Ordnance Survey Crown Copyright 2020 Licence Number 100022432



Ordnance Survey Crown Copyright 2020 Licence Number 100022432





savills