



SCHOOL LANE, NUTLEY

JACKSON-STOPS 

COURT HOUSE COTTAGE
SCHOOL LANE
NUTLEY
TN22 3PG

TOTAL GROSS AREA 2522 / 234.1 SQ M

A CHARMING FAMILY HOME WITH GLORIOUS GARDENS AND VIEWS ACROSS THE SUSSEX COUNTRYSIDE.



DISTANCES

UCKFIELD 8 MILES
EAST GRINSTEAD STATION 8.8
MILES
HAYWARDS HEATH STATION 10.3
MILES
GATWICK AIRPORT 17 MILES
(ALL MILEAGES ARE
APPROXIMATE).

FEATURES

- A delightful family home on a stunning rural plot in East Sussex
- Beautiful south facing kitchen/breakfast room
- Two reception rooms, one opening onto the rear garden
- Three bedrooms and two bath / shower rooms
- Detached one bedroom annex with shower room
- Study
- Large detached garage and off street parking
- Stunning gardens and terraces with south facing views.

PROPERTY INFORMATION

- Mains water and electricity. Oil fired central heating and private drainage
- Local Authority: Wealden District Council
- EPC Rating E
- Council Tax Band F
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Court House Cottage is a delightful family home, on a quiet rural lane, coming to the market after nearly 20 years.

The property occupies a beautiful plot, with far reaching southerly views to the South Downs in the heart of Sussex. The house provides well laid out accommodation, over two floors with all of the rooms affording views across the rear, south facing garden. There is a beautiful kitchen with wooden units, electrical appliances and a limestone floor. The kitchen then leads down to a gorgeous, sunny dining room with doors leading out to the rear terrace. There is also a lovely, double aspect sitting room with large antique wood burning stove.

Up the staircase on the first floor are three bedrooms; the principal suite includes an ensuite shower room and various fitted wardrobes. There are two further bedrooms, a study and a well-appointed family shower room.

The house provides light and spacious accommodation and has a plethora of built-in storage.

OUTSIDE

Court House Cottage is approached via School Lane in the lovely village of Nutley in East Sussex. The gardens are to the front and rear of the house, offering wide terraces and various patios for entertaining and simply enjoying the idyllic location and glorious view.

To one side of the house is off-street parking and a large detached garage with loft storage space. At the rear of the house is a detached one bedroom annex, perfect for additional ancillary accommodation.





LOCATION

The location of Court House Cottage is superb, set in the Sussex countryside, with stunning views to the south and within easy access to all local facilities, transport and schools.

The village of Nutley offers a village shop, two restaurants, a church, and a primary school. The surrounding countryside and villages are also amazing with the wonderful Ashdown Forest on your doorstep.

Comprehensive transport, shopping and leisure facilities are found at Uckfield, East Grinstead, Haywards Heath and Tunbridge Wells. Both Eastbourne and Brighton are within easy reach. Rail services: East Grinstead (8.8 miles with good parking), to London Bridge/Victoria from 57 minutes and Haywards Heath (10.3 miles), to London Bridge/Victoria from 42 minutes.

There are many highly regarded schools in the area both state and private, including Nutley Primary School, Uckfield Community College, Cumnor House, Brambletye, Great Walstead, Worth and Ardingly College.

The M23 is nearby and offers direct access to the motorway network, Gatwick, Heathrow and the South Coast. The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground, and Plumpton Racecourse are within reach and four superb golf courses, including Royal Ashdown, Piltdown, Crowborough Beacon and East Sussex National.

DIRECTIONS

What3Words: purple.minority.abstracts

LOCAL AUTHORITY

Wealden District Council





PROPERTY INFORMATION:

Viewing: Strictly only by appointment with Jackson-Stops. 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.

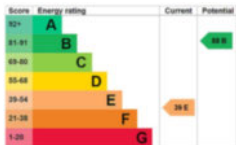
School Lane, Nutley, TN22

Approximate Gross Internal Area = 172 sq m / 1852 sq ft
Approximate Annexe Internal Area = 29.1 sq m / 314 sq ft
Approximate Garage Internal Area = 33 sq m / 356 sq ft
Approximate Total Internal Area = 234.1 sq m / 2522 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2026 - Produced for Jackson Stops



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.