



Forest Row, East Sussex RH18

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947





**BEAUTIFULLY CREATED INDIVIDUAL AND MUCH LOVED FAMILY HOME  
IN ONE OF THE MOST PRESTIGIOUS AND EXCLUSIVE RESIDENTIAL AREAS  
OF FOREST ROW**

**FIRST TIME ON MARKET**

This beautifully presented detached residence stands on a west facing mature plot in a prestigious residential park adjacent to the Royal Ashdown Golf Course and Ashdown Forest with its 6,400 acres of heath and woodland. The house stands in established and secluded grounds of 1.7 acres which include formal landscaped gardens and mature woodland with impressive oaks, copper beech and silver birch. The attractive and well cared for gardens lie to the front and rear of the property and include lawned areas, colourful and aromatic rose beds, topiary box hedging as well as mature shrubs and specimen trees. Particular features include the oak framed summerhouse, the decking pool, brick paved pathways and terraces. To the front the property is approached through a pair of impressive oak gates to a resin bonded gravelled driveway leading to an extensive forecourt, providing ample parking, in front of a double garage block with a spacious studio apartment above.



An individual quality residence which comes onto the market for the first time since being built twenty years ago. The property, which was designed by the Vendor, has successfully re-created a classic double gabled Edwardian style family home constructed of brick under a tiled roof with Keymer handmade tiles used for the tile hanging. This stunning residence has a light, spacious and modern interior providing exceptional family living space extending in all to 4400 square feet. A cherished family home the house was carefully and lovingly constructed incorporating a feature staircase and hallway doors, all in American Oak, Smallbone kitchen units with both Corian and granite worktops, as well as Clive Christian fitted furniture in the Sitting Room family bathroom and the en suite shower room to the Master Bedroom. The Kitchen opens in to the impressive Conservatory providing an extensive Kitchen/Family Room. There are three further reception rooms, and a study, with a 19<sup>th</sup> Century French marble fireplace in the double aspect Drawing Room. On the first floor there are five good sized bedrooms and five bathrooms. A number of the reception rooms have direct access to the lovely gardens with a southerly aspect.

## GROUND FLOOR

Steps leading to the Green Oak Front Porch and entrance door into the exceptionally spacious and light RECEPTION HALL with its beautiful American Oak staircase rising to the Upper Floor.

Double doors from the Hall open into the formal DRAWING ROOM 28'5 x 16'6 with its beautiful open fireplace and 19<sup>th</sup> Century French marble surround and cast iron insert. A double aspect room with southerly bay window and glazed double doors to the garden.

DINING ROOM 17' x 14' overlooking the gardens.

SITTING ROOM 21'11 x 14' with bay window and glazed casement doors to the Terrace. Attractive open fireplace with oak surround and decorative tile sets.

The north west wing of the house comprises a superb open plan KITCHEN 22'5 x 14'5 fitted with quality Smallbone kitchen units and fabulous fitted dresser with glass fronted china cupboards, drawers and further cupboards. The four oven gas fired Aga is a feature of the kitchen, together with Corian and granite worktops.

The kitchen then opens into the comfortable south facing CONSERVATORY/BREAKFAST ROOM 24'5 x 12'7 with both rooms combining to form an expansive modern open plan living area.

Beyond the kitchen to the rear is the UTILITY ROOM and steps down to a LOWER GROUND FLOOR with a WINE CELLAR.

To the front of the house is a STUDY 11'9 x 10'7 with Stoneham fitted book shelves and cupboards together with Corian work surfaces.

There is also a CLOAKROOM off the main hall.

## FIRST FLOOR

The beautifully crafted staircase leads to an impressive and spacious LANDING with arched window and fitted store cupboards.

MASTER SUITE of BEDROOM 22'8 x 18'3 with bay window and seating. EN SUITE SHOWER ROOM with walk-in shower, w.c. suite, twin hand basins and fitted Clive Christian furniture, inset mirror, chromium plated heated towel rail. WALK IN DRESSING ROOM.

BEDROOM 2 17'2 x 11'9 with two double wardrobe cupboards. EN SUITE SHOWER ROOM with fitted shower, hand basin.

BEDROOM 3 15'7 x 13'2. Two double built in wardrobe cupboards. EN SUITE BATHROOM with free standing bath with mixer tap, ball and claw feet. Separate shower unit, w.c. suite, inset hand basin.

BEDROOM 4 17'9 x 9'5. Two double fitted wardrobe cupboards. EN SUITE SHOWER ROOM Fitted shower unit, hand basin.

BEDROOM 5 10'9 x 8'10.

FAMILY BATHROOM superbly fitted with Clive Christian furniture having fitted mirrors and spotlighting, white suite of panelled bath with marble surround, mixer tap and hand shower attachment, w.c. suite, inset hand basin. Range of fitted storage cupboards and drawers.

The total gross internal floor area of Badgers Drift extends to 4400 square feet (409 square metres).

## OUTSIDE

The property is approached from through double oak electric gates into its own drive leading to a broad Forecourt providing extensive parking for a good number of cars.

There is a DETACHED GARAGE BLOCK with up and over doors, and space for two cars together with a large WORKSHOP/STORE AREA and separate WOODSTORE. Above, accessed by a separate external door, is an extensive OFFICE/STUDIO FLAT measuring 37' x 21' with Kitchen Area, Sitting Area, Shower and storage cupboards. This building has a total gross floor area of 1470 square feet (136.7 square metres).

The landscaped and well maintained gardens are a feature of the property being laid to lawn at the front with a wide variety of specimen shrubs and plants. To the rear is the splendid secluded and well planned area of garden with shaped brick paved pathways, flanked by lawns, and colourful well planted flower and shrub borders. The rose beds are a delightful feature and there is box hedging and retaining walls. At the bottom of the garden is an Oak framed SUMMERHOUSE with adjacent Terrace. There is also a 12m x 6m decking pool (1 metre deep) with a decked surround. To the side of the house is a brick based GREENHOUSE and a gravelled garden area with a Timber Wendy House. A broad brick paved TERRACE and pathway extend to the entire circumference of the property. There is also a feature Fish Pool with water feature. The grounds in all extend to a total of 1.7 acres including deciduous woodland extending along the frontage.

EPC Ratings: Main House C (69) Annexe: D (64)  
COUNCIL TAX: H WEALDEN DISTRICT COUNCIL









- First Time On Market
- Splendid Family Home
- Beautifully Presented
- Exclusive Location
- Close to Ashdown Forest
- Secluded Woodland Setting
- Grounds of 1.7 Acres















**VIEWING STRICTLY BY APPOINTMENT WITH MANSELL MCTAGGART FOREST ROW TELEPHONE: 01342 826682**