



off Priory Road, Forest Row, RH18

£1,450,000 Freehold

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in brief...

- BRAND NEW INDIVIDUAL FAMILY HOUSE
- BUILT TO EXCEPTIONAL SPECIFICATION
- ECO FRIENDLY HOUSE DESIGNED BY WELL KNOWN LOCAL ARCHITECT
- HIGH QUALITY FINISHES
- ENERGY SAVING DESIGN - EPC RATING CATEGORY 'B'

- TRANQUIL SECLUDED PLOT OF 3/4 ACRE
- PRIME LOCATION FOR MICHAEL HALL SCHOOL
- MASTER BEDROOM, SHOWER ROOM DRESSING ROOM
- 3 FURTHER BEDROOMS 2 FURTHER BATH/SHOWER ROOMS
- LIVING ROOM, KITCHEN/DINING ROOM, UTILITY, SPACIOUS HALL



in more detail...

A stunning new contemporary architect designed house, in a secluded and quiet location on a private road on the edge of the Ashdown Forest, in the favoured village of Forest Row.

This unique house has been designed and built with exceptional attention to detail, evident throughout its light, generous space and open plan interior. An individual energy saving house, built by award winning local developers, Douch Partners, from a design by the respected Forest Row Architect, Nick Pople, and beautifully finished incorporating modern technology and quality fittings, including heating system with remote access. Overall floor area 2,443 sq ft.

Features include triple glazing, whitewashed wide oak parquet flooring, with underfloor heating throughout the ground floor. A spacious kitchen/dining room with English made Masterclass kitchen units with quartz worktops, breakfast island, dining area with doors leading to patio.

Spacious reception hall leading to Sitting Room with modern wood burning stove, double aspect and bi folding doors to Terrace and Gardens, good sized and light Kitchen/Dining Room with snug, and a Utility Room, with laundry chute from first floor. From the reception hall there is an internal door to the Garage, with power, water, underfloor heating connection and window.

Custom made oak stairs with designer balustrade leading to Master suite of Bedroom, en suite modern shower and dressing room. Second Bedroom with bi-folding doors to balcony, en suite modern shower. Two further spacious bedrooms and family bathroom. Outside the property is approached through the electric wooden gates to landscaped garden with gravelled forecourt, leading to the attached Garage. Front garden with broad paved patio area and path which continues around the house to the paved Terrace at the rear with planted borders, lawn and mature trees, providing a pleasant secluded setting for the house.

EPC: B (84)

Council Tax Band: TBC



outside and the location...

Forest Row is a very popular East Sussex village on the East/West Sussex border on the northern extremities of the Ashdown Forest with its 6,400 acres of heath/woodland for riding (by permit) and walking.

The house stands in a tranquil setting in a small no through lane which is part of Priory Road an established road leading from the village to the Forest.

The house is ideally situated for access to the Michael Hall School (500 yards).

There are a number of other schools locally including Forest Row primary, Sackville School, Ashdown House, Brambletye & Greenfields.

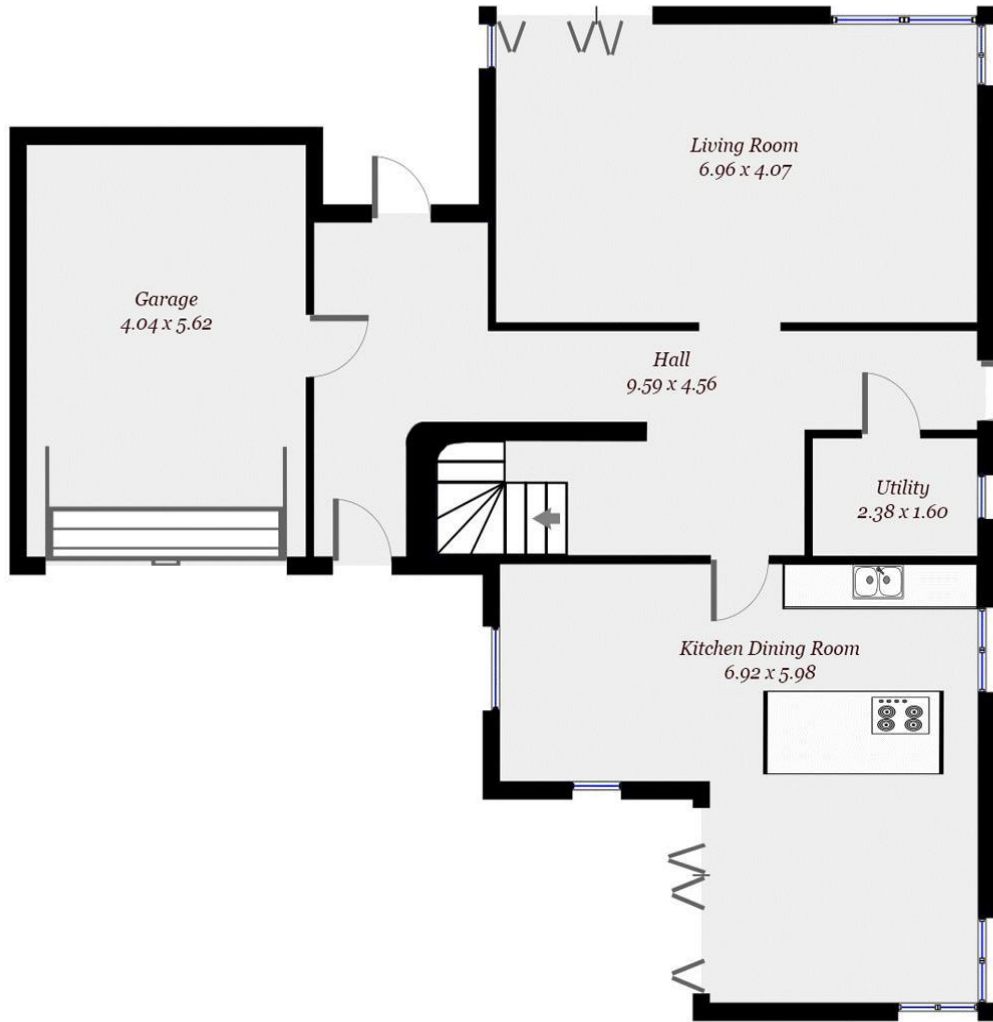
The village with its exceptionally wide and varied range of shops, local stores, inns, cafes and restaurants is just over three quarters of a mile and also has a modern health centre.

Buses through the village connect to the major towns of East Grinstead, Crawley, Tunbridge Wells and Haywards Heath, all of which have a more extensive range of shopping/sporting/leisure amenities and rail services to London.

Recreational amenities in the area include reservoirs at Ardingly and Weirwood, racecourses at Brighton and Lingfield, and golf courses in Forest Row, East Grinstead and the East Sussex National at Uckfield.

For steam enthusiasts the Bluebell Railway runs from East Grinstead to Sheffield Park via Horsted Keynes.

GROUND FLOOR - 107.23 Sq. M (1,154 Sq. Ft)



FIRST FLOOR - 119.80 Sq. M (1289 Sq. Ft)



APPROXIMATE INTERNAL AREA - 227.03 Sq. M (2,443 Sq. Ft) *Excluding garage

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