



Forest Row, East Sussex RH18

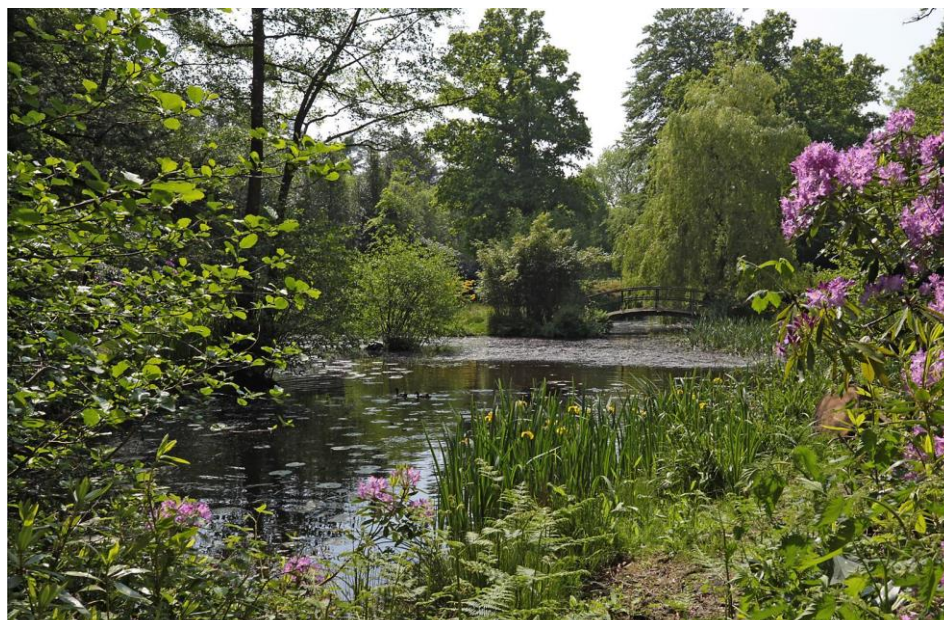
**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

OFFERS IN THE REGION OF £2,500,000

IN THE SAME OWNERSHIP FOR OVER 30 YEARS
A CHARMING AND MUCH LOVED FAMILY HOME DATING FROM THE
EDWARDIAN ERA



A truly exceptional, stylish, country home with remarkable privacy, built in the early 1900's on the southern outskirts of Forest Row. The property stands in the middle of its own parklike grounds, surrounded by protected land, studded with a number of spectacular oaks, mighty beech, lime, copper maples, blue cedar, sequoia, wild cherry and a splendid variety of mature colourful shrubs and specimen trees and plants. The grounds provide a beautiful setting for this substantial residence with lawns, paddocks, woodland and lake with its variety of interesting wildlife, plants and boathouse. The grounds also include a detached self-contained two bedroomed cottage, studio, pottery, heated swimming pool and triple garage block, approached over a long gravelled driveway. Within the gardens there is an old stable block with a yard and a greenhouse in need of overhaul. In total the grounds extend to 10.372 acres and are adjacent to the 6,400 acres of heath and woodland of the Ashdown Forest.



The property was built in the early Edwardian era to a handsome design of brick under a tiled roof with part tile hung elevations. The interior is arranged over three floors and has good sized rooms and large windows providing exceptional light and a spacious interior with all the primary rooms having double aspect overlooking the lovely mature gardens. There are working fireplaces in the three ground floor reception rooms and the master bedroom, assisting the oil fired central heating system, solid panelled doors with brass handles adding to the period atmosphere and inherent charm of the house. The first floor has six bedrooms and two recently completely refurbished bathrooms by West One both with Villeroy & Boch tiles, beautiful baths, walk-in showers and the en suite to the master bedroom arranged as a Wet Room, whilst the attic has two further bedrooms. On the ground floor there are two south facing reception rooms, a comfortable kitchen/living room with Aga, spacious adjacent utility room, boot room and north facing ventilated walk-in larder. The house is entered via the front door on the north side opening to a light welcoming hallway with half glazed south door onto the Broad Paved Terrace with lovely wrought iron gates looking down to the lake and woodland.

GROUND FLOOR

Panelled front door to ENTRANCE LOBBY.

CLOAKROOM w.c. suite, corner basin.

RECEPTION HALL with oak flooring, Understairs cupboard, glazed door to Terrace and gardens.

DRAWING ROOM (N & S) 24'5 x 21'6 max. Fine open fireplace with beautiful carved surround and slate hearth, oak flooring and fitted shelving.

DINING ROOM (S & E) 18'9 x 13' Lovely open fireplace with marble surround and hearth, pine flooring. Built in cupboards with shelving above.

Broad archway to KITCHEN/LIVING ROOM (N, E & W).

Arranged with worktops, cupboards and drawers below and a range of eye level wall cupboards. Fitted four oven Aga for cooking with LPG. Ivanhoe open brick fireplace with copper hood. Panelled walls, French windows to garden. Adjacent domestic Rear Lobby with walk-in larder, trades door and BOOT ROOM. LAUNDRY ROOM with inset stoneware sink unit, space and plumbing for washing machine and tumble dryer. Villeroy & Boch tiles.

FIRST FLOOR

LANDING with lovely large window overlooking the front forecourt. Two built in linen cupboards, built in cupboard with Mega Flo hot water tank.

MASTER BEDROOM (S & E) 19'3 x 17'4. A beautifully light room with east windows and south facing window overlooking the grounds. Elegant open fireplace with marble surround and hearth. Walk in DRESSING ROOM with fitted wardrobes. EN SUITE WETROOM Recently refurbished with Lefroy Brooks white sanitary ware and free standing bath, hand basin, w.c. suite and walk in shower. Fitted heated towel rail, under floor heating.

BEDROOM 2 (S & W) 20'5 x 13'7. Fitted wardrobe cupboard. BEDROOM 3/OFFICE (N, S, E & W) 19'6 x 14'9. A fabulous panelled room with every aspect and currently used as the vendors very spacious and light office. The room has fitted shelving and hatch and ladder to loft space. BEDROOM 4 (E) 12'9 X 12'5. Fitted wardrobe cupboards. BEDROOM 5 (S) 13'7 x 10'5. Built in wardrobe cupboards. BEDROOM 6 (N & W) 12'4 x 10'11. FAMILY BATHROOM Similarly refurbished to a very high standard with walk-in shower, free standing bath, hand basin, w.c. suite. Tiled floor with under floor heating.

SECOND FLOOR

BEDROOM 7 (N & S) 19'3 x 12'5. BEDROOM 8 (E) 14'5 x 9'11, large eaves storage cupboard.

Both these bedrooms having stunning views over the grounds and beyond.

OUTSIDE

The property is approached through a fine pair of Wrought Iron Gates to a drive leading to the generous Forecourt. On the entrance side of the property runs a lovely old Hornbeam hedge.

TRIPLE GARAGE BLOCK with up and over doors, light and power. Adjacent to the main house is a DETACHED TWO DOUBLE BEDROOMED SELF-CONTAINED COTTAGE presented in good order with its own metered central heating system, electricity and water. The interior is arranged over two floors with a SITTING ROOM/DINING ROOM with beautiful wooden flooring and KITCHEN AREA at one end (S, E & W) 25'8 x 14'11. Door to garden. ENTRANCE LOBBY. BATHROOM with panelled bath, hand basin, w.c. suite. Stairs to FIRST FLOOR BEDROOM 1 (S) 14'5 x 12'1. BEDROOM 2 (S&E) 19'1 x 10'3.

The property has a heated Kidney shaped fine quality SWIMMING POOL with fully retractable electric safety cover and new heat exchanger (requiring final connection). DETACHED BRICK AND TILE STUDIO 20'7 x 17'4. Double French windows to Garden. STONE/BRICK POTTERY STUDIO 18'4 x 10'9. Further OUTBUILDINGS include an Old Stable with adjacent open LEAN-TO, SUMMERHOUSE, GREENHOUSE, OUTSIDE W.C. with w.c. suite and basin. BOILER ROOM. There is also an old STABLE BLOCK with FIVE BOXES, WASH ROOM, TACK ROOM and CONCRETE YARD all in need of refurbishment. The grounds are beautifully laid out and are a stunning feature of this fine country home. In all they extend to around 10.372 acres with extensive lawns, a wide variety of mature colourful and fragrant shrubs including heathers, azaleas, rhododendrons, lilac and a white and lavender wisteria arch. Within the gardens and woodland are majestic oak trees, beech and copper maples, white birch, lime tree and many others. There is a large fenced PADDOCK with water, easily divisible into two smaller areas (as previously arranged) with a third unfenced Paddock to the east side, adjacent is the old sand school. There are areas of woodland to the south and west boundaries. An impressive feature of this handsome property is the beautiful LAKE with its own BOATHOUSE and abundance of both plant life and water fowl, which provides a picturesque vista from the house.

EPC Ratings: Main House: E (44)
Cottage: D (62)

COUNCIL TAX: Main House: H
Cottage: A

WEALDEN DISTRICT COUNCIL





- * ADJ ASHDOWN FOREST AND GOLF COURSE
- * FINE EDWARDIAN COUNTRY HOME
- * 10.372 ACRES OF PARKLIKE GROUNDS
- * SWIMMING POOL, LAKE, LAWNS AND WOODLAND
- * SOUTHERLY ASPECT OVERLOOKING GARDENS
- * DETACHED 2 BEDROOMED COTTAGE
- * 8 BEDROOMS, KITCHEN/FAMILY ROOM
- * 2 LARGE RECEPTIONS, RECEPTION HALL
- * OLD STABLE BLOCK, TRIPLE GARAGE
- * 15 MILES GATWICK AIRPORT/M23 MOTORWAY









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