



ROMANY COTTAGE, FAIRWARP, EAST SUSSEX, TN22 3BL

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ESTATE AGENTS SINCE 1947



Located in a spectacular rural position a detached 'Arts and Crafts' character home sympathetically updated and modernised to a high standard throughout with gardens and grounds in excess of about 1.25 acres enjoying fine far reaching views. Romany Cottage offers complete peace and seclusion and direct access to the breath-taking Ashdown Forest which affords vast scenic walks and bridle paths linking with the neighbouring districts, indeed a forest track leads to both the village pub and Duddleswell tea rooms. This fine home has been sympathetically renovated yet retains a wealth of period features to include oak floorboards, Oak latch doors, distinctive Crittall windows and oak frames and working open fireplaces. The gardens and grounds are a particular feature and surround the property affording a fine backdrop with large areas of rolling lawn interspersed with numerous mature shrubs and trees within which is a pretty detached timber summer house, the whole extending to 0.3 of an acre. The well planned accommodation comprises in brief on the ground floor, a gabled entrance, an entrance lobby, a stunning triple aspect and vaulted drawing room with exposed oak timbers and trusses, an open fireplace and double doors opening directly to the gardens, a dining room, a study/bedroom 4 with an en-suite wet room, a triple aspect family room with open fireplace and a beautifully fitted bespoke kitchen/breakfast room with an extensive range of oak units, stone work surfaces and integrated appliances and a boot room. From the dining room, a staircase rises to the first-floor landing, a master bedroom with en-suite bath/shower room including a steam/shower, two further generous sized double bedrooms and a family bath/shower room. Outside, the house is approached via a meandering forest track which leads to a parking area to one side of which is a detached double garage (permission has previously been granted to demolish this garage and replace with a new building with an additional room to the rear and over). Accessed via a short path is a large kitchen garden which features a pond, chicken coop and a garden store and has power, light and water connected. This area extends to about 0.9 of an acre and would provide an ideal paddock if required. Forester Commoners Rights (permitting wood cutting) and bridle rights (to be able to ride horses) are transferred on the sale of the property. EPC Band E.



GABLED COVERED ENTRANCE PORCH: oak front door with leaded light glazed insert into **ENTRANCE LOBBY:** oak flooring.

STUDY/BEDROOM 4: 9'4 mx 8' window overlooking the gardens and grounds, recessed spotlighting, oak floorboards, latch door into:

WET ROOM: comprising low level WC with concealed cistern, wash basin, fully tiled walls and floor, wall mounted shower unit, central wide soaker rose, opaque window to rear, recess spotlighting.

FAMILY ROOM: 18'5 x 9'7 attractive double aspect room, bay windows overlooking the gardens and grounds enjoying stunning views across the forest, open cast iron fireplace with timber surround, oak floorboards, recessed spotlighting, ceiling speakers.

DINING ROOM: 18'3 x 9'11 staircase rising to the first-floor landing, feature curved wall, windows overlooking the front of the property, oak floorboards.

SITTING ROOM: 28'9 x 11'11 a handsome triple aspect vaulted room, windows overlooking all sides of the property enjoying spectacular views across the gardens and Ashdown Forest beyond, glazed double doors opening to the rear terrace and gardens, exposed oak ceiling trusses, raised open fireplace with oak bressumer over, oak flooring, recessed ceiling speakers.

KITCHEN/BREAKFAST ROOM: 23'7 x 12'2 beautifully re-fitted with a bespoke range of Oak units to eye and base level and comprising ceramic butler style sink with cupboard beneath and central mixer tap. Adjoining granite work surfaces, integrated washing machine and tumble dryer, large Lacanche cooker with extractor canopy over, drawers on either side with oak bressumer, tall bespoke larder style shelved storage cupboards, central island with granite surface over, pop up electric point, retractable

dustbin store and concealed Siemens dishwasher beneath, windows overlooking the gardens and grounds, glazed door opening to the front terrace, recess spotlighting, Welsh slate flooring door opening to a **BOOT ROOM** with oak door to outside.

From the dining room, a staircase rises to the **FIRST FLOOR LANDING:** windows overlooking the gardens and grounds, hatch giving access to loft space.

MASTER BEDROOM: 16'9 x 11'7 part vaulted room, window overlooking the front of the property enjoying spectacular views across the Ashdown Forest, oak flooring, latch door into: **EN-SUITE BATH/SHOWER ROOM:** beautifully re-fitted with a contemporary style white suite and comprising enclosed bath, walk-in steam shower, wall mounted wash basin, low level WC with concealed cistern, fully tiled walls and floor, windows overlooking the gardens and grounds, spotlighting.

BEDROOM 2: 16'4 x 9'11 double aspect room, windows overlooking the side and front of the property enjoying spectacular views across the Ashdown Forest, useful recessed storage areas, spotlighting, oak flooring.

BEDROOM 3: 12'10 x 9'9 window overlooking the front of the property enjoying fine views across the Ashdown Forest, extensive range of built-in wardrobes, radiator, spotlighting, oak flooring.

FAMILY BATH/SHOWER ROOM: beautifully re-fitted with a modern white suite and comprising enclosed bath, chrome mixer tap with handheld shower attachment, fully tiled enclosed double width shower cubicle with wall mounted chrome shower unit, low level WC with concealed cistern, wall mounted wash basin, fully tiled walls and floor, window overlooking the front of the property, recessed spotlighting.

OUTSIDE

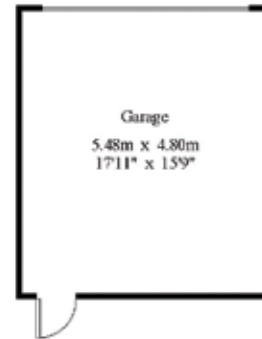
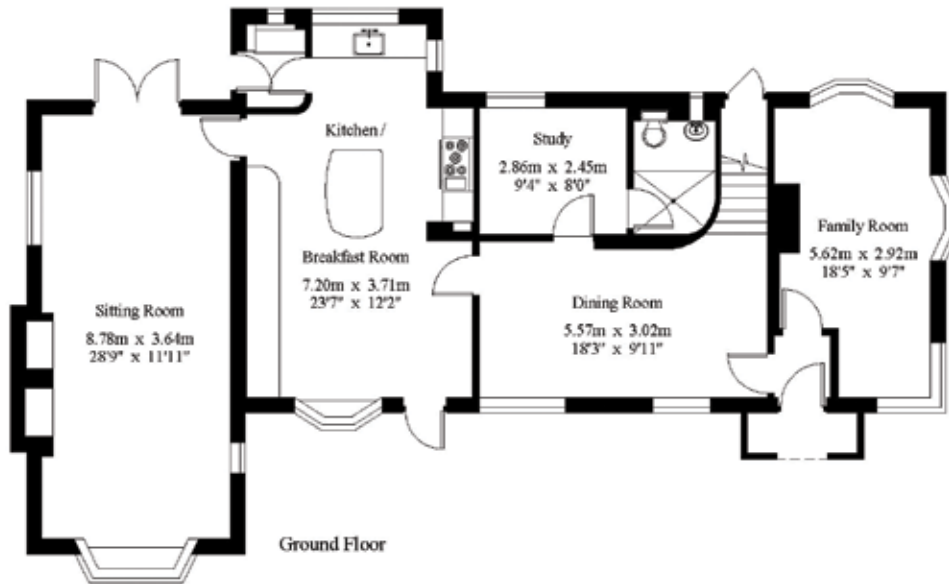
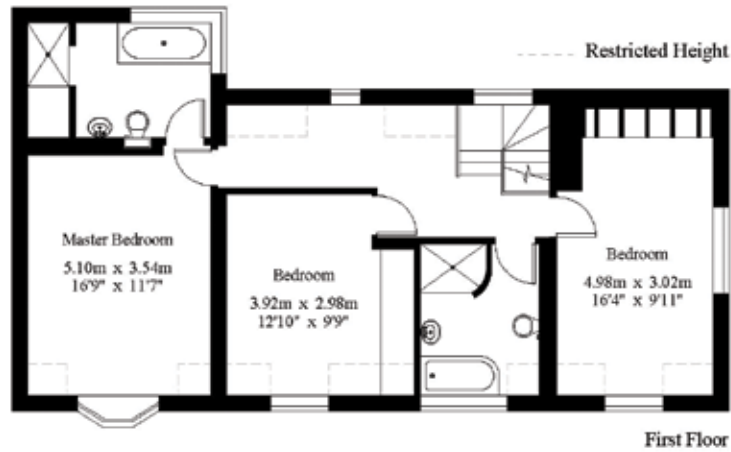
The property is approached over the Ashdown Forest via a long meandering track to the end of which is **PRIVATE DRIVEWAY** providing off street parking. In addition, there is a **DETACHED DOUBLE GARAGE:** 17'11 x 16'9 proof of the existence of two to three additional outbuildings, enabling the construction of a bigger structure, subject to the necessary consents being granted.

The gardens and grounds are a particular feature and surround the property on all sides providing total peace and seclusion and immediately adjoin the Ashdown Forest. Within the gardens there is a wide variety of mature shrubs and specimen plants and trees providing a variety of year-round colour. **A LARGE DETACHED TIMBER SUMMER HOUSE:** is positioned within the plot with glazed doors opening to a veranda which affords a pleasant view back towards the garden.

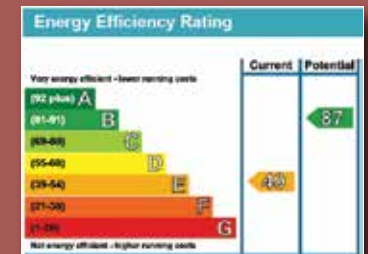
To the front of the house there is a paved seating terrace which is bound by thick natural hedging with a gate and path leading to the gabled entrance porch. There is a further **KITCHEN GARDEN** accessed via a pathway from the house across the Ashdown Forest and accessed in part by twin timber gates. This additional area of land is currently used as a large vegetable garden with a pond, chicken coop and garden store and has power, lighting and water connected. This area amounts to approximately 0.9 of an acre and could be used as a paddock.



Gross Internal Area : 196.0 sq.m (2109 sq.ft.)
(Excluding Garage)



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LOCATION

Romany Cottage is beautifully positioned in a rural and tranquil setting tucked away at the end of a long meandering track in the heart of the breathtaking Ashdown Forest in the High Weald area of outstanding natural beauty. The forest comprises around 6,500 acres of heath and woodland and is protected due to its abundance of wildlife. There are some particularly attractive foot and bridle paths throughout the forest and linking with the neighbouring districts. A short walk through the forest lies the village of Fairwarp with its pretty church, village green and pub. The Duddleswell Tea Rooms is also within a short stroll up the bridle path from the property. A comprehensive range of shopping and leisure facilities can be found at both Uckfield and Crowborough about five miles equal distance both providing a range of supermarkets, banks and building societies and individual shops. Likewise Forest Row is also within driving distance. Mainline railway services can be found at Buxted about 4.5 miles and Crowborough about 6.7 miles, both have services to London Bridge in about one hour. The area is well served with an excellent range of schools both state and private including Brambletye in East Grinstead, Cumnor House in Danehill and Michael Hall in Forest Row.

DIRECTIONS From Crowborough proceed south on the A26 to Pound Gate. Shortly after passing the Crow and Gate public house turn right onto New Road towards Duddleswell. At the end of New Road, turn left onto the B2026. Continue for approximately one mile and the driveway to Romany Cottage will be found on the left hand side opposite a stone bus shelter (various house signs including Romany Cottage). Where the drive forks, bear to the right and follow this track to the very end (about 640 metres). Postcode for Sat Nav: TN22 3BJ



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01892 662668

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