



Wych Cross, Lewes Road,

**Lewes  
Estates**

This Victorian property is conveniently positioned, just off the Lewes Road, within the picturesque Ashdown Forest, with hundreds of acres of ancient heath and woodland ideal for long country walks or cycle rides, and Ashdown Park Hotel (providing golf, spa, tennis and the most glorious grounds) all just a short walk away.

Forest Row Village is a short drive, or walking distance for those who enjoy a good country hike, and offers a good range of local shopping facilities, including convenience stores, coffee shops and popular pubs. There is a choice of two C of E primary schools close by in Danehill and Forest Row, with additional independent schools, including Greenfields at Forest Row.

The larger towns of East Grinstead, Haywards Heath, Crawley, and Tunbridge Wells with their respective railway stations, are all within a short drive of the property, as is Gatwick Airport. Crowborough is approximately a 10 minute drive, with a Waitrose, Morrisons and Lidl and the drive across the forest is beautiful.

- Detached Victorian lodge
- Off-road parking
- Garage
- Detached garden log cabin
- Gardens
- Three double bedrooms
- Detached brick office
- Converted gym
- High ceilings
- Character features



Front Door

Porch

Entrance Hall

Sitting Room  
14 x 11

Dining Room  
12 x 11

Kitchen  
14 x 11

WC

1st Floor Landing

Bedroom 1  
14'2 x 11'3

Bedroom 2  
14'2 x 11'3

Bedroom 3  
10 x 8'10

Bathroom

Studio / Office  
14 x 9

Annexe

Kitchen / living  
59'0" x 29'6"

Music Room  
9 x 8

Shower Room



The property sits on a substantial private, gated plot which allows plenty of room for a pleasant garden, ample parking and two separate outbuildings. It's these two buildings which turn this from an attractive family home into something unique and special.

The ground floor of the main house has a choice of rooms where you can get together as a family.

There is a modern and well equipped kitchen / diner along with two reception rooms. Both the lounge and dining room tick all the required period charm boxes, including gorgeous sash windows, traditional fireplaces and rustic wood flooring. The first floor has three double bedrooms and a modern shower room.

If you're a budding artist, musician or you just work from home, the self contained studio will be a the perfect peaceful haven where you can slip out and relax. In addition, the beautiful log cabin provides everything required to become a home within a home including its own outdoor space. There's a cinema room or a study/office, a shower room and a living area which includes a kitchenette. It could be perfect for a teenager looking for a little independence, or an older relative living with you. If you need the space to work from home, then it could be ideal as a salon or an alternative therapy studio - it has the flexibility to suit a variety of needs.

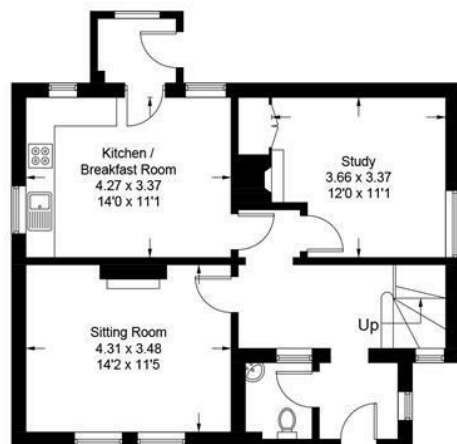
The property is within Forest Row area, on a secluded private plot. If you don't fancy cooking, the historic Roebuck Hotel is just a stone's throw away and the tea rooms at the nearby Coolings Garden Centre are a lovely place to meet friends for a chat.

The property also sits between Haywards Heath hospital and East Grinstead hospital, with Michael Hall School and Cumnor House 5-10minutes drive away. Plaw Hatch Farm sells organic products is just 5minutes drive away.

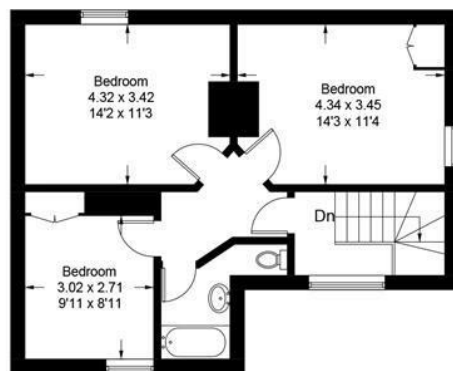
If you love exploring the countryside, this is perfect. Located within The Ashdown Forest you are just moments from some glorious walks amongst the magical woodland that inspired some of the world's best loved children's stories: the adventures of Winnie-the-Pooh. Just under 1 mile away is the luxurious Ashdown Park Hotel & Country Club.

Tenure: Freehold  
EPC Rating: F  
Council Tax Band: E

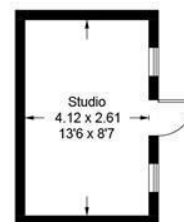




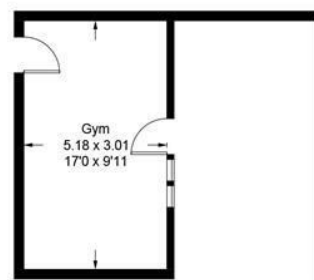
**Ground Floor**



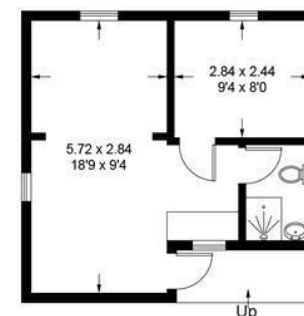
**First Floor**



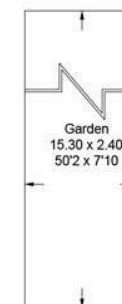
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)  
**Gym Car Port**



(Not Shown In Actual Location / Orientation)  
**Garden Office**



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft  
Outbuilding = 56.3 sq m / 606 sq ft  
Total = 173.4 sq m / 1866 sq ft  
Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1082472)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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