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Swans Gyll, 9, Priory Road

Offers Over £575,000

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Located on a private road, this beautifully presented home offers fantastic kerb appeal. As you approach, you are met with a spacious driveway providing ample parking for multiple cars, a well-maintained front garden, and a neatly kept pathway leading to the entrance. The property also benefits from a garage, offering a practical solution for household essentials and outdoor equipment.

Stepping inside, you are welcomed by a bright and airy hallway, perfect for storing shoes and coats, leading seamlessly into the main living areas.

The kitchen and breakfast room is a modern and stylish space, featuring sleek worktops, integrated hob and plenty of above-counter storage. Flowing effortlessly from the kitchen, the dining and sitting room provides a spacious and inviting area, ideal for both relaxation and entertaining. A standout feature of this space is the wood burner, creating a cosy and welcoming atmosphere.

At the rear of the home, the conservatory is bathed in natural light, offering a perfect place to unwind. With bi-fold doors opening onto the patio, it creates a seamless transition to the rear garden.

Moving upstairs, the first floor offers three bright and well-proportioned bedrooms. Two are generous doubles, while the third is a comfortable single bedroom, ideal as a child's room or a work-from-home space.

The family bathroom completes the floor, featuring a shower over the bath.

The second floor is dedicated to the impressive master loft room, a spacious and light-filled retreat featuring ample built-in storage. This stunning space also benefits from a Juliet balcony and a luxurious wet room en-suite, complete with a walk-in shower and contemporary tiling.

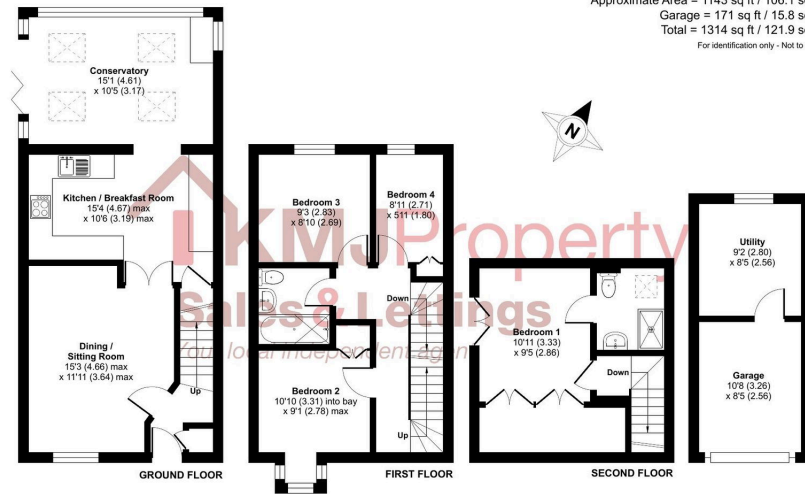
The rear garden provides a generous and beautifully maintained outdoor area, perfect for relaxation and entertaining. A spacious patio extends from the conservatory, ideal for outdoor dining, while the neatly kept lawn is fully enclosed with fencing for privacy. A picturesque stream runs alongside the property, attracting an abundance of natural wildlife and adding to the home's tranquil setting.

This home is in an exceptional location, just a two-minute walk along the Riverside Walkway to the heart of Forest Row village. The village offers a



Swans Ghyll, Priory Road, Forest Row, RH18

Approximate Area = 1143 sq ft / 106.1 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 1314 sq ft / 121.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for K&M Property. REF: 1247192

- Semi Detached Family Home • Front and Rear Garden
- 4 Bedrooms
- Conservatory
- Garage
- Council Tax Band D
- Ensuite to Main Bedroom
- Abundance of Wildlife
- Beautifully Presented
- EPC D

