



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Park Road, Forest Row

Offers In Region Of £750,000

4 1 2



Built in the late 1800's tucked away in a truly idyllic location and surrounded by mature shrubbery, this beautiful cottage blends rustic charm with a warm, homely feel. With character features throughout, including exposed wood tones and two fireplaces, the property offers both comfort and versatility in equal measure.

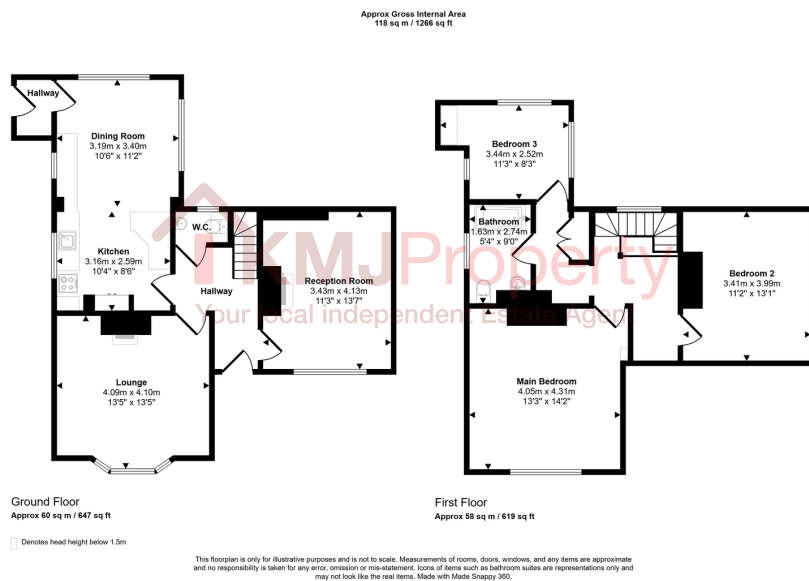
Upon entering, you're welcomed into a central hallway that provides access to the ground floor rooms. Immediately to your right is a separate reception room—complete with a fireplace and full of charm. This space is ideal as a home office, playroom, snug or a further bedroom, offering flexible use to suit modern living. To the left lies the main lounge—a spacious and inviting room enhanced by a large bay window that floods the space with natural light. The second fireplace adds a cosy focal point, making it the perfect place to relax and unwind. At the rear of the property, the kitchen/diner is a generous and social space, ideal for both everyday family living and entertaining. It offers plenty of room for cooking, dining, and spending time together, with space for a dining table and a natural hub feel to the home. Just off the kitchen, a small hallway leads to the rear of the property, providing handy access outdoors. Also on the ground floor is a convenient cloakroom.

Upstairs, a good-sized landing leads to three bedrooms and the family bathroom. The main bedroom, positioned at the rear, is a generous double with ample space for furnishings. The second bedroom, located at the front, is another spacious double, while the third bedroom is a good-sized single—ideal for a child's room, guest space, or home office. The family bathroom is equipped with a shower over bath and serves all three bedrooms from a central position.

Externally, the home is surrounded by mature shrubbery, offering privacy and creating a peaceful, leafy setting that enhances the tranquil charm of this property. Beautifully maintained over the years, this cottage is full of warmth and character, while also offering the potential for minor cosmetic updates—making it a great home to enjoy as is, or to personalise over time.

The property is located close to a range of amenities, including independent shops, organic delicatessens & farm shops, supermarkets, cafes, restaurants, recreational areas, popular schools in and around the village including, Forest Row Primary, Michael Hall (Steiner School), There's a vibrant community atmosphere with a host of activities & events during the year.





- Detached
- Peaceful and Idyllic Setting
- 3 Well Proportioned Bedrooms
- Driveway
- Rustic Charm Throughout
- Reception Room with Fireplace
- Spacious Kitchen Diner
- Close to Local Amenities
- EPC: E
- Council Tax Band: F

