



**Forest Row,
RH18 5JL**

**Offers In Region Of
£750,000**

**01444 474447
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**



LOCATION

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, with 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 approximately 10 minutes drive with a Waitrose, Morrisons and Lidl and the drive across the forest is beautiful.

PROPERTY

This attractive character detached house offers many fine period features, with both a separate Sitting Room and Dining Room, that both feature attractive open fireplaces and sash windows. The ground floor also offers a modern, well equipped Kitchen/Diner, with a good range of

matching modern units. In addition, there is a downstairs cloakroom, spacious hall and Entrance Porch. The first floor is approached from an attractive turning staircase, that leads into an inner hallway, that provides access to three double bedrooms and a contemporary shower room.

OUTSIDE

The house is approached via double gates, that lead to a sloping driveway that extends to the rear of the house and in turn to a DOUBLE WIDTH CAR PORT, with power and lighting. To the rear of the house is a raised patio area with ample space for a table and chairs, that leads to a lawned area of garden, with mature shrubs and trellis screening to the rear. To the side of the lawn is a period DETACHED STUDIO (14' x 9') that would be a lovely play house, summer house or hobbies room. In addition, there is a large detached WOODEN LOG CABIN to the rear of the garden, with a large Living Room, with vaulted ceiling, separate kitchenette and separate study or bedroom. This area would be a great Annex, home office or suit a small business, especially when combined with the generous parking and high profile location. There is also a private, sunken area of lawn to the front of the house, with raised mature borders that is enclosed by fencing.





Buses

1 minute walk



Shops

Forest Row
2.2 miles



Trains

East Grinstead
5.7 miles



Airport

Gatwick
14.4 miles



Roads

M23
14.4 miles



Sport & Leisure

The Ashdown Park
Hotel & Spa
0.9 miles



Rental Income

£2,250 pcm



Schools

Forest Row CofE Primary
Danehill CofE Primary
Sackville School



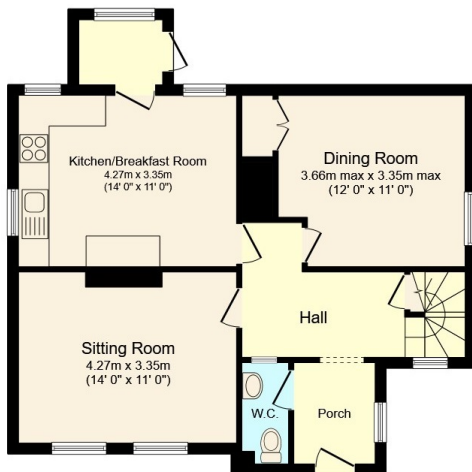
Broadband

Up to 67 Mbps



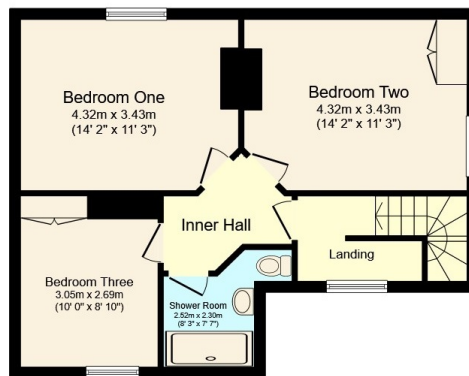
Council Tax

Band E



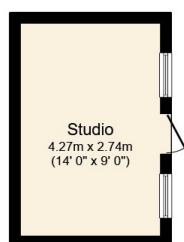
Ground Floor

Floor area 60.0 sq. m.
(646 sq. ft.) approx



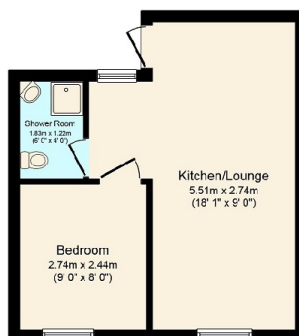
First Floor

Floor area 52.4 sq. m
(565 sq. ft.) approx



Outbuilding

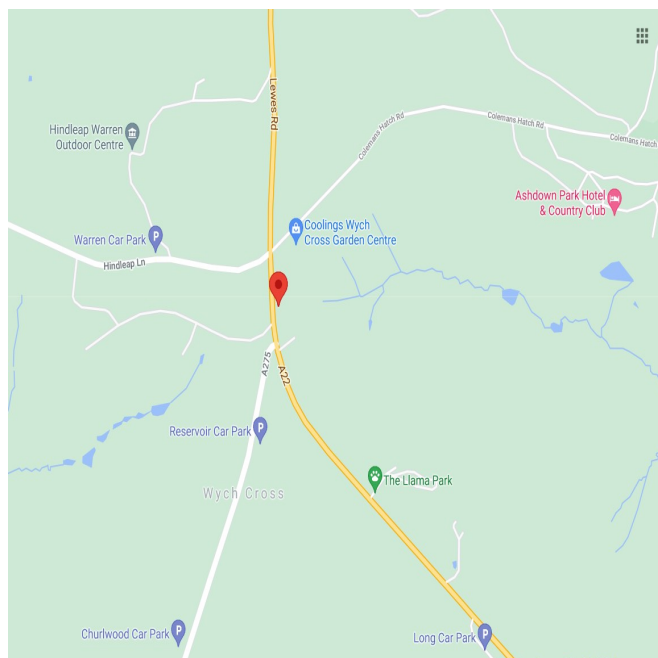
Floor area 11.4 sq.m.
(123 sq. ft.) approx



Cabin

Floor area 28.0 sq. m.
(301 sq. ft.) approx

Map Location



Total Approximate Floor Area

1,635 sq ft / 151.8 sq m

EPC Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	36 F	
1-20	G		

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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