



**Connells**

Gilham Lane  
Forest Row



## Property Description

Connells are delighted to present to the market this imposing four bedroom detached period property, located on a sought after private road within the ever popular village of Forest Row. The property is presented to the market with no onward chain and oozes character and is brimming with traditional and unique features throughout. Internally, the property benefits from an entrance hall giving access to all rooms within the property, to the rear is a double aspect family room, offering beautiful views over the private rear garden. There is also access to a large kitchen and a family bathroom with separate WC. Both offer amazing scope to modernise and improve. Toward the front of the property is the heart of the home, with a lounge and equally spacious dining room. Both boast a range of traditional features with the lounge offering space for a wood burner and both have unrivalled views over the garden. Furthermore there is a versatile utility room, which could be adapted to create a further reception room and there is also a lean to, giving access to the properties outside space. The first floor has plenty to offer with a double aspect master bedroom, and three further bedrooms. There is also a second family bathroom with separate WC. Externally, the property has plenty to offer with the garden bordered by mature trees. Laid to lawn there is many hidden treasures including a well, greenhouse, summer house and raised decking area. The driveway is to the side with a garage too.

## Front Garden

Laid to lawn with side area for parking. Path to door. Greenhouse & Well.

## Side Porch

Leading to Entrance Hall. Window to side, carpet and radiator.

## Entrance Hall

Stair to first floor.

## Cloakroom

Window to front. WC and wash hand basin.

## Bathroom

Window to side. Wash hand basin and bath with shower attachment and mixer tap. Laminate flooring.

## Lounge

12' 2" x 14' 2" ( 3.71m x 4.32m )  
Windows to rear. Space for feature wood burner and surround. Power points and radiator.

## Dining Room

12' 2" x 18' 5" max ( 3.71m x 5.61m max )  
Patio doors to rear garden. Power points.

## Family Room/library

12' x 14' 1" ( 3.66m x 4.29m )  
Windows to side and rear with built-in cupboard. Carpet, power points and radiator.

## Kitchen

11' 5" x 10' 3" ( 3.48m x 3.12m )

Windows to rear. Wall and base units. Stainless steel sink and drainer. Electric eye-level oven and gas hob. Space for fridge freezer and plumbing for washing machine. Laminate flooring, power points and storage cupboards.

## Utility Room

15' max x 11' 8" ( 4.57m max x 3.56m )

Windows to front and side. Larder cupboard. Power points, radiator and tiled floor.

## Lean To

11' 11" x 5' 3" ( 3.63m x 1.60m )

Door to rear garden. Windows to side. Carpet and radiator.

## Rear Lobby

Stairs to first floor. Window to front.

## Landing

Doors to all rooms. Window to front. Storage cupboards.

## Bedroom 1

14' 6" x 11' 3" ( 4.42m x 3.43m )

Windows to side and rear. Carpet, power points, radiator. Built-in wardrobe.

## Bedroom 2

12' 10" x 9' 3" ( 3.91m x 2.82m )

Window to rear. Radiator, power points and carpet.

## Bedroom 3

13' 9" x 5' 6" ( 4.19m x 1.68m )

Window to rear. Access to loft. Power points and radiator.

## Bedroom 4

9' 3" x 9' 2" ( 2.82m x 2.79m )

Window to rear. Stainless steel sink and drainer. Telephone point. Laminate flooring, radiator and power points.

## Family Bathroom

Window to front. Wash hand basin and bath with mixer tap and shower attachment. Radiator and laminate flooring.

## WC

Window to side. WC. Wash hand basin.

## Rear Garden

Gated access and enclosed by fences. Laid to lawn with shed and raised decking area.

## Parking

Drive to front.

## Garage

Located to front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: F**

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Tenure: Freehold



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