



THE FORSTAL
ERIDGE GREEN - £650,000



1 The Forstal

Eridge Green,
Tunbridge Wells, TN3 9JX

**Sitting Room - Dining Room - Study - Kitchen - Utility
Room - Downstairs Shower Room - Downstairs Bedroom
Two First Floor Bedrooms - Family Bathroom - Extensive
Gardens - Off Road Parking - Integral Garage - Paddock**

This late Victorian, Abergavenny semi-detached family house is set within approximately one acre of land and offers significant potential to create a stunning family home. There is also the possibility to develop annexe accommodation at the rear of the property, subject to the necessary planning permissions. Access to the house is via the side utility room, which leads into the traditional kitchen, and then onward to the dining room and sitting room, both of which are located at the front of the house and enjoy beautiful views. At the rear, there is a downstairs shower room and a bedroom currently used as a games room. Additionally, there is a study and access to the integral garage. A staircase from the sitting room leads to the first floor, where there are two double bedrooms, both with fantastic views, and a family bathroom. Externally, the property provides off-road parking for several vehicles, a mature garden predominantly laid to lawn, an area of woodland, a small paddock, and a tractor barn that could easily be converted into a stable or similar structure. This property presents an excellent opportunity for either a smallholding and for small equestrian use. There is also the option for prospective buyers to renovate and expand this home, with many possibilities for further development, subject to obtaining the usual planning consents.

Wooden stable door opens into:

UTILITY ROOM:

Range of high and low level units with rolltop worksurface with spaces for a dishwasher, washing machine and low level fridge. High level cupboard housing electric consumer unit and meter, coats hanging area, area of open shelving, tiled flooring and small loft hatch.

KITCHEN:

Range of high and low level units with under unit lighting and roll top worksurface. Large fan assisted oven with 6-ring gas hob, extractor fan and stainless steel splashback, integrated fridge/freezer and a low level cupboard housing the recently installed Viessman boiler. One and half bowl stainless steel sink with open shelving above, good size larder cupboard with lighting, large understairs cupboard with shelving, tiled flooring, radiator and three windows to side.



DINING ROOM:

Fitted carpet, radiator, window and external door to front.

SITTING ROOM:

Benefiting from a triple aspect with far reaching views to the front and a fireplace incorporating a wood burning stove with black stone hearth and wooden mantle over, fitted carpet, wall lighting, radiator and three windows to front, rear and side.

DOWNSTAIRS SHOWER ROOM:

Fully tiled cubicle with Aqualisa shower, low level wc, wash hand basin, tiled flooring, fully tiled walling, radiator and obscured window to side.

DOWNSTAIRS BEDROOM:

Currently used as a games room with fitted carpet, wall lighting, radiator, window to side and French doors opening to side.

STUDY:

Floating shelving, laminate flooring, radiator and a window and door into:

INTEGRAL GARAGE:

Vaulted with concrete flooring, electric strip lighting, floating shelving, door to patio and up/over key fob operated garage door.

FIRST FLOOR LANDING:

Fitted carpet, large loft hatch, airing cupboard housing hot water tank with wooden slatted shelving and a window.

BEDROOM:

Exposed wooden flooring, extensive range of wooden wardrobes, overhead storage and dressing units, radiator, loft hatch, double aspect with windows to rear and front with farmland and open countryside views.

BEDROOM:

Victorian style original fireplace with black painted grate, mantle and cheeks, wardrobe, fitted carpet, radiator and window to front with lovely views towards Crowborough.

FAMILY BATHROOM:

Panelled bath with traditional style mixer tap and handheld shower attachment, walk-in fully tiled shower cubicle, low level wc, wash hand basin set into vanity unit with shelving, chrome heated towel rail, radiator and tiled flooring.

OUTSIDE:

Paved area providing off road parking for two vehicles along with a five bar wooden gate opening to a driveway with further parking and access to a the garage. The remainder of the garden is principally laid to lawn with a selection of mature trees, shrubs and hedging. In addition a track leads to a large wooden shed and a hardstanding area for a vehicle. This in turn leads to a further shed, open tractor barn/store areas and wood store. A small paddock adjacent to farmland with small wooden summerhouse and fabulous views along with a good size area of woodland.



SITUATION:

Eridge Green in East Sussex is a small village located between Crowborough and Tunbridge Wells with access to train services at either Eridge, Jarvis Brook or Tunbridge Wells. Crowborough town centre to the south provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. The larger spa town of Royal Tunbridge Wells to the north provides all of the above and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity

Heating – Gas Heating

Private Drainage - Septic Tank

Rights and Easements – The neighbouring property has vehicle and pedestrian access from the main road to their garden. (With prior notice from the owners).

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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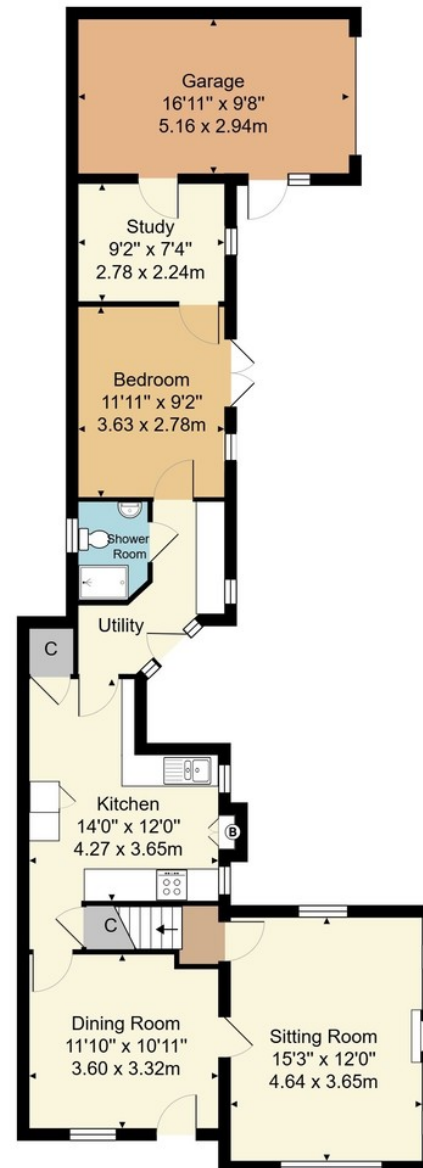
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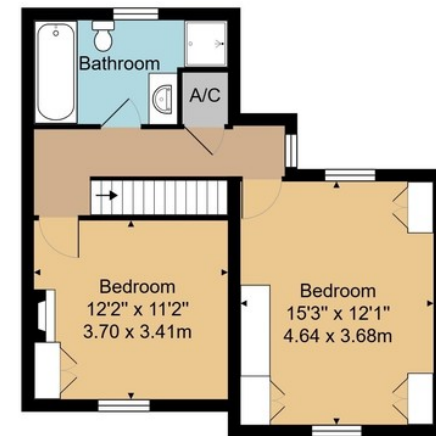
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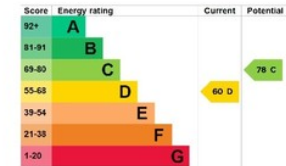
Ground Floor



First Floor

House Approx. Gross Internal Area
1275 sq. ft / 118.4 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1444 sq. ft / 134.1 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.