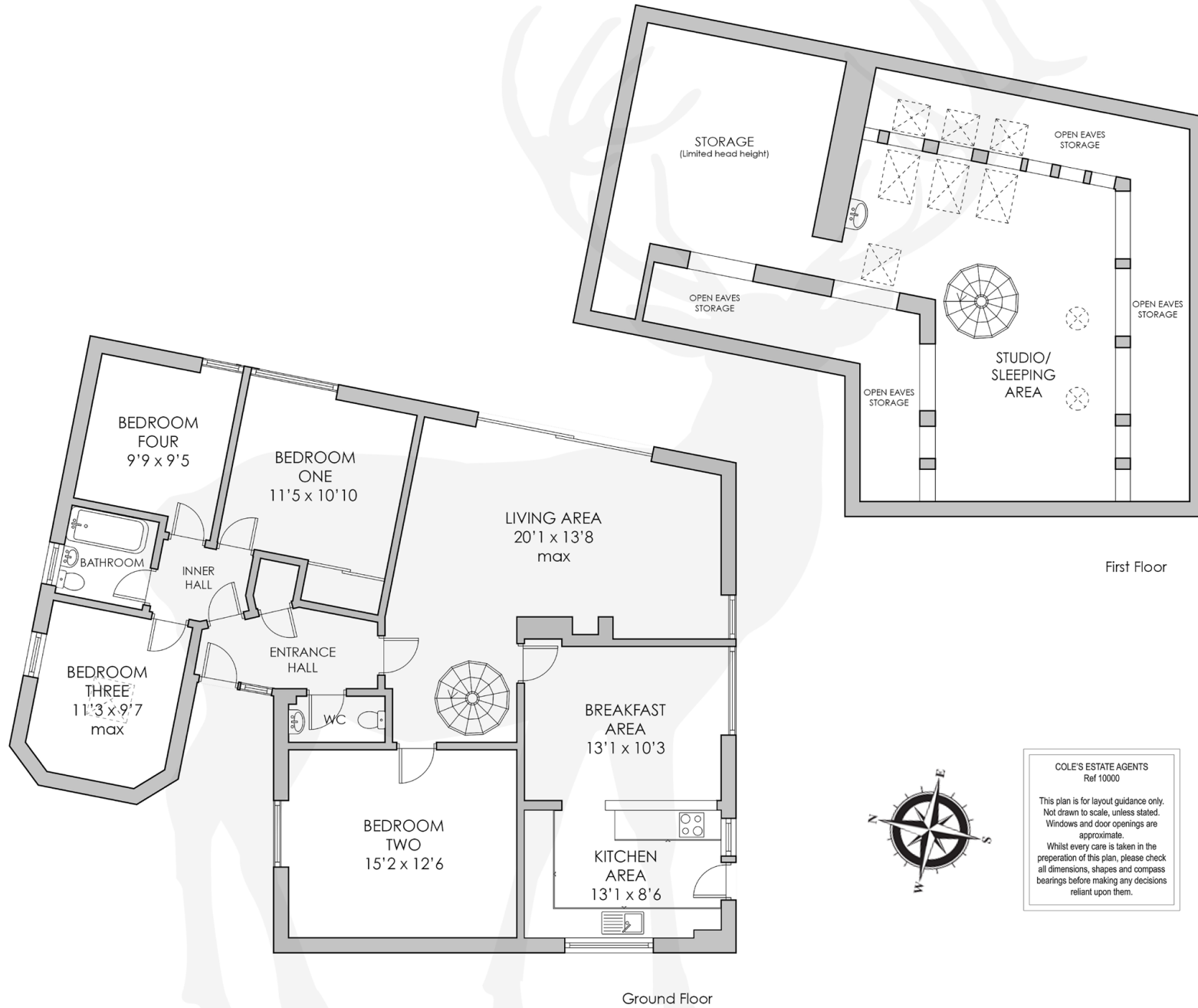


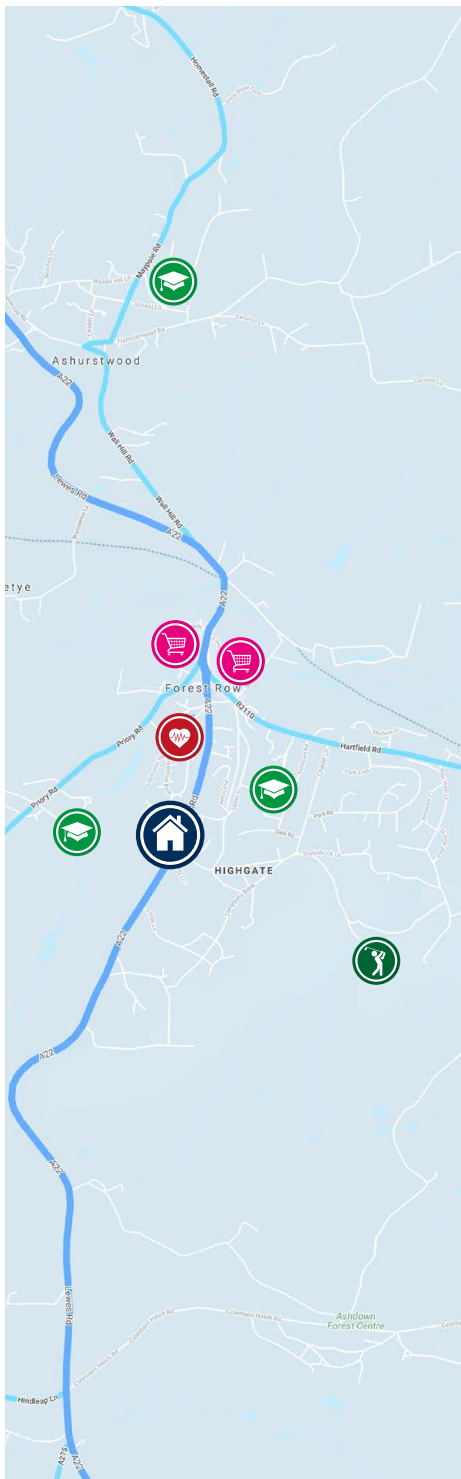


GAGE RIDGE  
Forest Row, East Sussex



# FLOOR PLANS





# GAGE RIDGE

## FOREST ROW, EAST SUSSEX

### PROPERTY DESCRIPTION

A unique detached family home in a highly sought after private estate within easy reach of Michael Hall School and the village centre offering versatile and well presented accommodation. The ground floor consists of entrance hall, cloakroom, living room, breakfast area open to kitchen area, three bedrooms, bathroom and bedroom/family room. The first floor comprises large open plan studio with space for sleeping area and adjoining storage/snug area.

Outside the property benefits from driveway, spacious rear garden and the use of 3 acres of communal fields and meadows.

Viewings are highly recommended to appreciate the accommodation on offer.

### LOCATION

Gage Ridge is situated on the Southern side of Forest Row in an exclusive development within walking distance of Michael Hall school and village centre which provides a wide range of shops, restaurants and public houses that cater for every day needs.

East Grinstead is only 4 miles away and offers a comprehensive range of shops and supermarkets as well as a mainline station with frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 13 miles away whilst the M25 is 14 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

### KEY INFORMATION

Internal Area	1,592 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	D - 64
Local Council	WEALDEN
Council Tax Band	F
Amount per annum	£3,234



4



1



3

**Asking Price £750,000**





## ACCOMMODATION

The property is entered via obscure glazed door to front, opening to:

### ENTRANCE HALL

Wooden laminate flooring, radiator, downlighters, obscure wooden double glazed window to front, airing cupboard housing the hot water cylinder and slatted shelving area, doors to cloakroom, living room and inner hall.

### CLOAKROOM

Low level wc, wash hand basin with tiled splashback, radiator, downlighters, obscure wooden double glazed window to side.

### LIVING AREA

Dual aspect with wooden double glazed sliding patio doors to rear and window to side, open fireplace with slate hearth, wooden laminate flooring, downlighters, skirting radiators, spiral staircase to studio, doors to breakfast area and bedroom two.

### BREAKFAST AREA

Wooden double glazed window to side, radiator, downlighters, solid wooden flooring, open to:

### KITCHEN AREA

Wall and base units with work surfaces incorporating stainless steel double sink and drainer with mixer tap, stainless steel work surface with inset 4 ring gas hob, built in oven and grill, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, part tiled walls, solid wooden flooring, downlighters, floor mounted boiler, wooden double glazed patio door to side and window to front.

### BEDROOM TWO/FAMILY ROOM

Wooden double glazed window to side, wooden laminate flooring, downlighters.

### INNER HALL

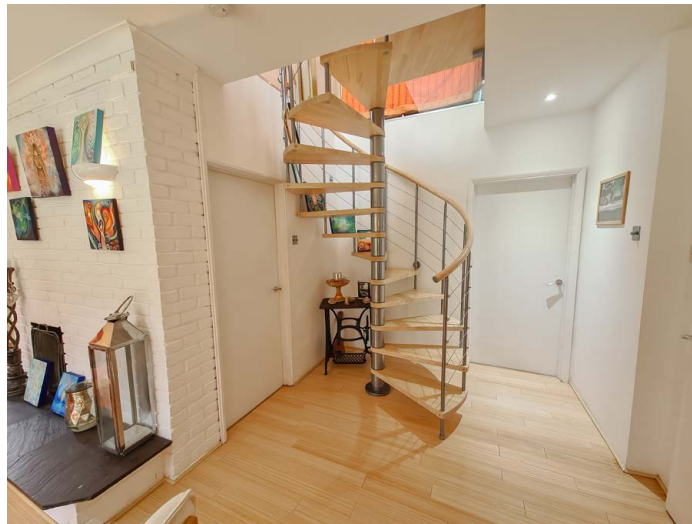
Downlighters, doors to three bedrooms and bathroom.

### BEDROOM ONE

Wooden double glazed window to rear, radiator, downlighters, built in wardrobe with sliding doors, hanging rails and shelving.

### BEDROOM THREE

Wooden double glazed window to side, Velux double glazed window to front, radiator, downlighters.





#### BEDROOM FOUR

Wooden double glazed window to rear, radiator, downlighters.

#### BATHROOM

Fitted suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, part tiled walls, downlighters, extractor fan, radiator, wooden double glazed window to side.

First Floor

#### STUDIO

Spacious L-shaped studio with Velux windows to front and rear, open eaves storage areas, pedestal wash hand basin, two sky lights, wooden laminate flooring.

### OUTSIDE

#### FRONT GARDEN

Paved driveway providing off road parking for several cars, pathway leading to entrance vestibule, outside lights, gate to side leading to rear garden.

#### REAR GARDEN

Paved patio area to side, large lawn area to rear, garden shed, enclosed by mature hedging, shrubs and fence panels.

### VIEWINGS

Viewing by appointment with  
Cole's Estate Agents East Grinstead

**01342 324616**

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)







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