

Price

£600,000

Garnham
H Bewley

5 Colchester Vale, Forest Row



- Four Bedrooms
- Detached Family Home
- Downstairs W.C.
- Spacious Accommodation
- Two/Three Reception Rooms
- Fitted Kitchen
- Driveway and Garage
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



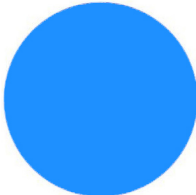
5 Colchester Vale, Forest Row RH18 5HH

Garnham H Bewley are delighted to present to the market this fabulous four double bedroom detached family home, offering spacious and versatile accommodation, a detached garage, driveway, and beautifully landscaped gardens. Set in the sought-after village of Forest Row on the edge of the Ashdown Forest, this charming residence is ideally located in the desirable and peaceful Colchester Vale, just a short distance from local amenities and the popular Michael Hall School.

Ground floor accommodation upon entering, you are greeted by a welcoming entrance hall leading through to the generously proportioned lounge and a large front-facing window that floods the room with natural light. Off the lounge is a flexible space currently used as a family room or fifth bedroom, ideal for guests, a home office, or playroom. To the rear, the dining room offers a lovely view over the garden and opens out via sliding patio doors to the rear terrace – perfect for entertaining. The well-appointed kitchen boasts a comprehensive range of wall and base units with ample work surface space, an integrated fridge/freezer, a built-in oven with four-ring hob and cooker hood and space for additional appliances. A side door provides direct access to the garden and the back of the garage. Completing the ground floor is a practical utility area and downstairs W.C.

First Floor Accommodation The first-floor landing gives access to four double bedrooms, each benefiting from built-in wardrobes or storage and enjoying pleasant views. The family bathroom features a modern white suite including a panel-enclosed bath with Aqualisa shower over, low-level W.C., wash hand basin with mixer tap, fully tiled walls, and a window to the front aspect. A loft hatch with fitted ladder leads to a boarded loft space for additional storage.

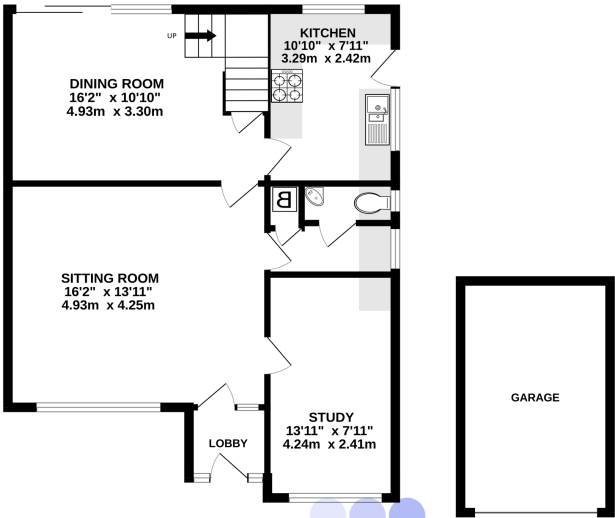
Outside To the front, a private driveway leads to the detached garage with up-and-over door. There is a well-maintained front lawn and gated side access to the rear. The rear garden is well stocked with mature shrubs and flowering plants with raised vegetable patches. There is a patio terrace and a separate seating area, framed by mature shrubs and flowering plants, creating a peaceful outdoor retreat. This delightful home is ideally positioned for access to Forest Row village centre, the Ashdown Forest and a range of well-regarded schools, making it perfect for families and those seeking a balance of countryside living with convenient local amenities. Viewings are highly recommended to fully appreciate the space, location and quality this property has to offer.



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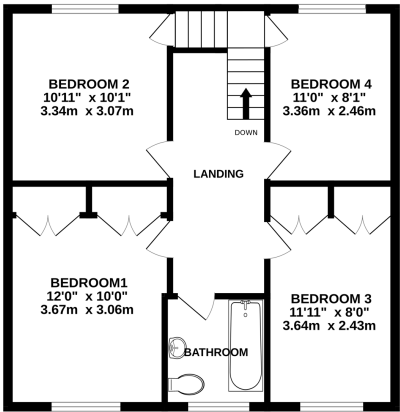
Accommodation

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



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1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor Entrance Hall

Downstairs Cloakroom

Lounge

16' 2" x 13' 11" (4.93m x 4.24m)

Dining Room

16' 2" x 10' 10" (4.93m x 3.30m)

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)

Family Room

13' 11" x 7' 11" (4.24m x 2.41m)

First Floor Landing

Master Bedroom

12' x 10' (3.66m x 3.05m)

Bedroom 2

10' 11" x 10' 1" (3.33m x 3.07m)

Bedroom 3

11' 11" x 8' (3.63m x 2.44m)

Bedroom 4

11' 8" x 8' 1" (3.56m x 2.46m)

Family Bathroom

Driveway

Garage

Front Garden

Rear Garden



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Transport Information

Nearest stations

East Grinstead (3.0 mi)

Dormans (4.5 mi)

Cowden (5.5 mi)

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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