



Chapel Lane, Forest Row, RH18

Guide Price £850,000 - £900,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- PERIOD DETACHED HOUSE
- IN NEED OF IMPROVEMENT
- CLASSIC EDWARDIAN STYLE
- POPULAR RESIDENTIAL LANE
- BETWEEN VILLAGE CENTRE & GOLF COURSE

- SEMI RURAL LOCATION
- 4 BEDROOMS BATHROOM
- 3 RECEPTIONS CONSERVATORY
- KITCHEN BASEMENT LOFT ROOM
- LARGE WEST GARDEN WORKSHOP/STUDIO



in more detail...

A distinctive detached Edwardian property standing in the ever popular Chapel Lane within a few hundred yards of the Ashdown Forest and Royal Ashdown Golf Club.

The house occupies a large mature plot and is in need of modernisation. Built of brick under a tiled roof with part tile hung elevations in the classic Victorian style the house forms a character family home with large gardens.

The interior of the property is arranged over a number of different levels and has open fireplaces and a bay window to the living room. The interior space extends to two thousand square feet and includes a loft room and basement. The main house has three reception rooms and a conservatory with doors out to the garden. The Kitchen is located on the lower ground floor. The first floor has three double bedrooms, a single bedroom overlooking the rear garden and a bathroom.

Externally the house has a front garden with off road parking leading to a car port. The large rear garden is laid to lawn with established hedging and mature shrubs offering a good deal of seclusion, and has a pleasant westerly facing aspect. In addition there is a large detached studio of two hundred and fifty square feet with power, electricity and water.

Directions From the roundabouts in the centre of Forest Row take the Hartfield Road (B2110) and turn fourth right into Chapel Lane, signposted golf club. The house will be seen on the right almost opposite Park Road.

Council Tax Band 'G'

EPC Rating '?'



outside and the location...

Standing in a semi-rural location in this established road, the property is well placed for access to the lively village centre of Forest Row with its varied selection of cafes, restaurants and local shops.

The local primary school is closeby whilst the surrounding area has a varied selection of schools, both state and private, including Brambletye, Michael Hall, Greenfields and Emerson College all within Forest Row itself. East Grinstead, the nearest town, is within 3.5 miles, accessible by car or bus via the A22, providing a more extensive range of shopping/leisure amenities, including an indoor pool, and rail services to London via East Croydon.

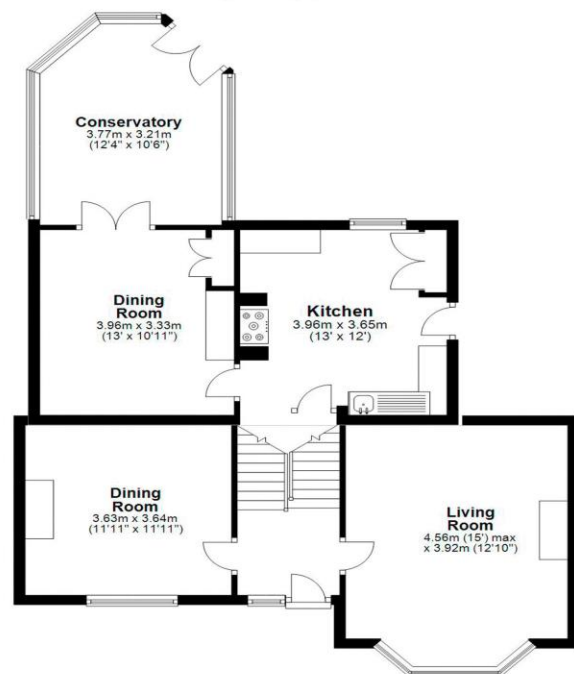
The Bluebell Steam Railway operates to the south extending the main rail line to Sheffield Park. Bus services from the village also connect the village to a number of other towns including Crawley, Tunbridge Wells, Haywards Heath and the City of Brighton.

The Forest Way Country Park, the former railway line, offers the opportunity of walking, cycling, and horse riding to East Grinstead, and east through the villages of Hartfield, Withyham to Groombridge. Ashdown Forest and the Royal Ashdown Golf Course are within a few hundred yards providing access to 6,400 acres of heath/woodland home to a variety of wildlife and fauna.

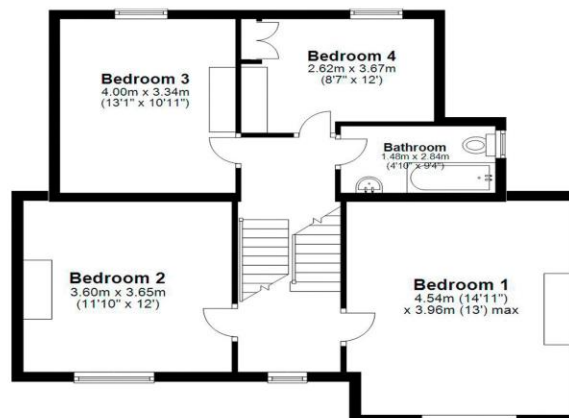
Sports venues within a twenty five mile radius include Lingfield Park and Brighton racecourses, a number of local golf clubs including the East Sussex National at Uckfield and sailing/angling at Weirwood and Ardingly Reservoirs.

Please check google maps for exact distances and travel times (property postcode: RH18 5BS)

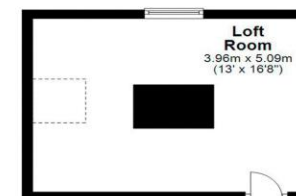
GROUND FLOOR



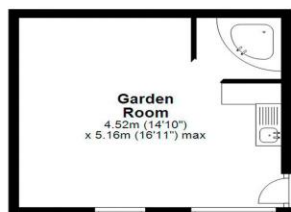
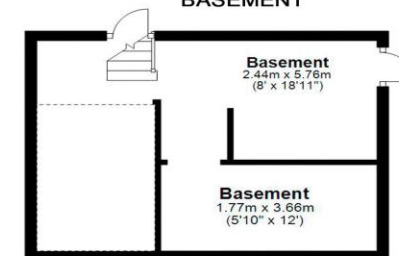
FIRST FLOOR



SECOND FLOOR



BASEMENT



Total area: approx. 186.0 sq. metres (2001.8 sq. feet)

**MANSELL
McTAGGART**
Trusted since 1947

call: Forest Row
01342 826682

email: fr@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.