



**High Trees Dale Road, Forest Row**

Guide Price £1,500,000 – £1,600,000

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# High Trees Dale Road

Forest Row, Forest Row

**PRICE GUIDE £1,500,000/£1,600,000** In one of the best private roads in Forest Row close to the Royal Ashdown Golf Course and the Ashdown Forest an exceptionally spacious detached house with a guest suite providing potential to form a separate self contained annexe.

The property stands on a mature plot in this quiet location in a no through road within half a mile of the lively village centre.

The original residence has been extensively extended since built with the addition of a two storey wing suitable as an annexe subject to the re-instatement of the kitchen, and a single storey extension to the rear creating a large kitchen/family room overlooking the rear garden.

Entrance Hall, leading to all principle rooms. Dual aspect lounge with wood burner, study with recently fitted book shelving, 3rd reception room/bedroom and refurbished ground floor shower room. To the west wing is the impressive kitchen with a good range of fitted worktops, base and wall cupboards, drawers and a central island leading into the Orangery overlooking the rear and bifold doors to the garden. Glazed double doors open to a the Family room/ 4th reception room. Door to the side and stairs to the guest suite/Annexe which has two double bedrooms, En suite shower room and additional refitted bathroom, along with Jack and Jill dressing room. The stairs off the main hall lead to the original first floor with spacious landing, leading to four double bedrooms, an en suite and a family bathroom.

Externally the front of the house has a broad gravelled forecourt providing parking for a good number of cars, lawns with planted borders, wisteria to the front elevation and mature hedging.

The Vendors have created an excellent Pergola covered west facing paved terrace which includes an outside kitchen area with power/light, water and a fabulous pizza oven & barbecue for al fresco dining.





## High Trees Dale Road

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Sussex style detached family home, situated in a private road. Boasts 6/7 bedrooms, 3/4 reception room, 5 bathrooms, double Garage and garden with outdoor kitchen, pizza oven. Must be viewed internally.

Council Tax band: G

Tenure: Freehold

- EXTENDED DETACHED HOUSE
- 6/7 BEDROOMS 5 BATHROOMS
- 4 RECEPTIONS KITCHEN AND ORANGERY
- POTENTIAL SELF CONTAINED ANNEXE
- EXTENSIVE FAMILY ACCOMMODATION
- FAVOURED PRIVATE ROAD
- CLOSE TO GOLF COURSE
- VILLAGE CENTRE 0.75 MILE
- DOUBLE GARAGE & PARKING
- MATURE REAR GARDEN WITH OUTDOOR KITCHEN

The internal space extends to almost 3250 square feet (301 sq metres) and is arranged over two floors.

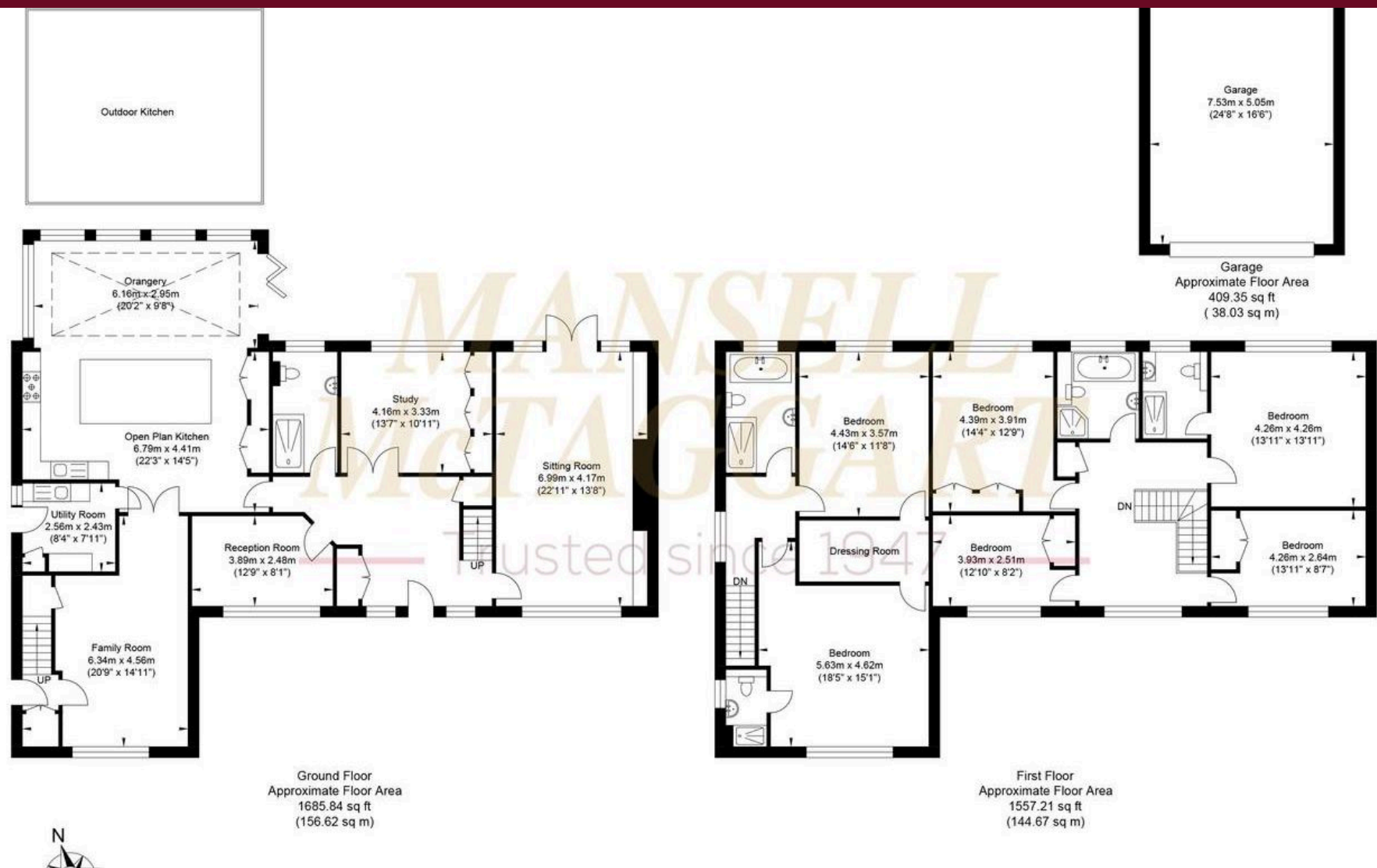
EPC Rating: D. Council Tax Band: G (£4,606.68 2025/2026)

Council Tax band: G

Forest Row offers a varied range of local shops, specialist stores, cafes and restaurants.

The house is only a short walk of the golf course, tennis and cricket clubs, and the Forest with its 6,400 acres of heath/woodland providing ideal dog walking.





# Mansell McTaggart Forest Row

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