



5 Broadstone, Park Road, Forest Row RH18 5BX

Offers in Region of **£1,250,000 Freehold**

**MANSELL
McTAGGART**
Trusted since 1947

5 Broadstone, Forest Row

5-Bedroom Detached House in a quiet and secluded cul-de-sac on a private road | A few minutes walk to Ashdown Forest, the Royal Ashdown golf course and walking distance to Village | Family-Friendly Layout | Great Indoor-Outdoor Living. Set within a highly sought-after road in Forest Row, this spacious and characterful five-bedroom family home offers a blend of village charm, practical living, and direct access to the Royal Ashdown Forest via a small footpath to the side of the property – an absolute dream for nature lovers, golfers and adventurous children alike.

From the moment you step inside, you're greeted by warmth, creativity, and a homely feel. This property has been lovingly maintained and thoughtfully arranged for comfortable family life. New doors and windows throughout, flood the home with natural light and the south west facing garden wraps around the home, providing various seating areas to enjoy the outdoor life. The home boasts:

- **Five bedrooms and four bathrooms** – ideal for a growing family or those needing flexible space for home offices or hobbies.
- **A large, inviting living room** with rustic brick arches, log burner, and views onto the garden and one of the patio areas – perfect for cosy evenings and family gatherings, the open plan style leads to:
- **Large Dining room** with access out onto another outdoor patio area
- **Bright and cheerful kitchen and utility room** – ample storage space and seating area
- **Wraparound garden** south west facing, beautiful trees and greenery.
- **Direct footpath access to Ashdown Forest**, offering endless walking trails, picnic spots and nature exploration right from your doorstep.
- **Double garage and EV charging point**





5 Broadstone, Park Road, Forest Row, RH18 5BX

Located a short walk from the village centre, you'll find excellent schools, local shops, cafés, and a strong sense of community. Whether you're raising a young family or simply seeking a tranquil, inspiring place to call home, this property offers an exceptional chance to live in one of East Sussex's most desirable settings. Council Tax Band 'G' £4,606.68 (2025/26) EPC Rating 'D'

Tenure: Freehold

Set in a picturesque cul-de-sac location, a beautifully present five bedroom chalet bungalow in the popular village of Forest Row, within walking distance of the Royal Ashdown Forest Golf Club.



- Detached Family Home
- Occupying Large Corner Plot
- Five Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room & Utility
- Four Bathrooms
- Large Wrap Around Garden
- Double Garage & Driveway Parking For Three Vehicles
- Walking Distance to Ashdown Golf Course



Main area: Approx. 231.8 sq. metres (2494.8 sq. feet)
Plus garages: approx. 30.0 sq. metres (323.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

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.