



Little Meeching Blacklands Crescent, Forest Row, RH18 5NN
£925,000 Freehold

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Little Meeching Blacklands Crescent

Forest Row, RH19 4NN

OCCUPYING A TOTALLY SECLUDED TUCKED AWAY LOCATION IN THE HEART OF FOREST ROW.

Surrounded by nature, is an individual and highly distinctive detached ranch style home with four bedrooms and a self-contained one-bed annexe, all sitting in the middle of a third of an acre rewilded plot.

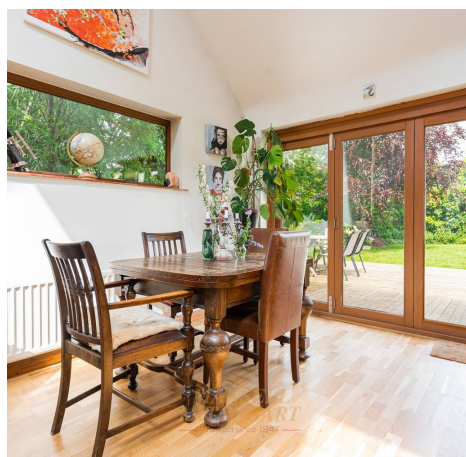
Flooded with natural light, the property has been extended and improved during the current seller's long ownership and it now forms a unique and creative family home with many features including an exceptionally spacious and bright family room/kitchen diner with double-vaulted ceiling, skylights and galleried landing.

The accommodation is arranged over two floors. The ground floor of the property has a good-sized entrance hall leading to the splendid family room/kitchen hosting a large woodburner with internal flue, and bi-folding hardwood triple doors which open into the rear garden. The kitchen area is well fitted with worktops, appliances and an island breakfast bar.

As well as the annexe, the rest of the downstairs consists of a ground floor single bedroom, shower room and a dining room/study.

Stairs lead to the galleried landing overlooking the large family room. On this level there is a bathroom and three bright double bedrooms (2 with Juliet balconies) and all with countryside views.

The self-contained annexe consists of a double bedroom, shower room and kitchen/living room. It





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Forest Row,

Directions From Forest Row centre: Take the B2110 (Hartfield Road) for one quarter of a mile and turn left in Blacklands Crescent, and left again into the first driveway where the house will be seen at the end on the right.

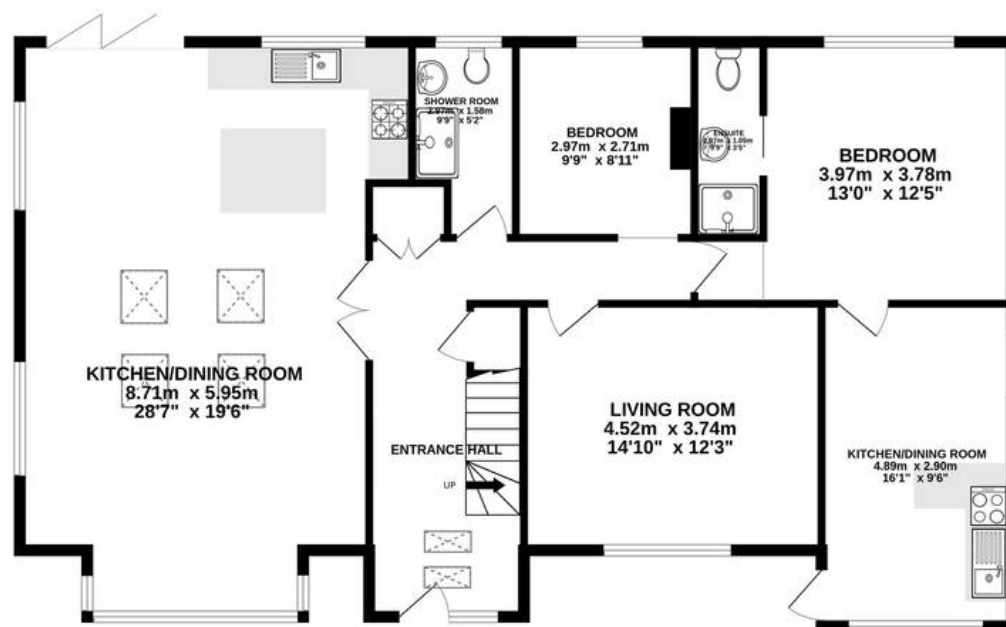
Council Tax band: F

Tenure: Freehold

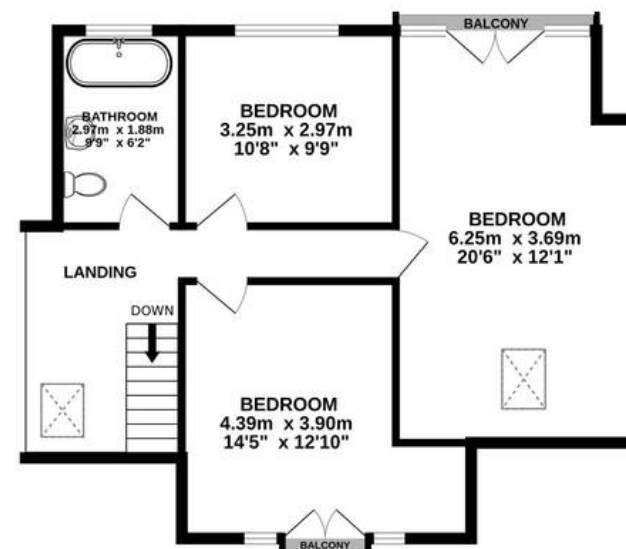
- INDIVIDUAL CHARACTER RESIDENCE
- DETACHED LODGE STYLE
- FAMILY HOME WITH ANNEXE
- ADJOINING OPEN FIELDS
- CENTRAL VILLAGE LOCATION
- LEVEL SHORT WALK TO TABLEHURST FARM, SHOPS, FOREST WAY CYCLE PATH & PRIMARY SCHOOL
- 5 BEDROOMS 3 BATH/SHOWERS
- KITCHEN/FAMILY ROOM WITH VAULTED CEILING
- INCLUDES SELF CONTAINED ANNEXE
- LARGE PRIVATE GARDENS & PARKING



GROUND FLOOR
124.8 sq.m. (1343 sq.ft.) approx.



1ST FLOOR
62.8 sq.m. (676 sq.ft.) approx.



TOTAL FLOOR AREA : 187.6 sq.m. (2019 sq.ft.) 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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