



RYSTWOOD ROAD FOREST ROW RH18
£5,495 PER MONTH AVAILABLE 15/08/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Rystwood Road Forest Row RH18

£5,495 Per Month
Part-furnished

 5 Bedrooms
 3 Bathrooms
 4 Receptions

Features

- Striking single-storey home, - Edge of Forest Row village, - High Weald Natural Landscape, - Architect-designed refurbishment, - Sustainable, low energy living, - Charred Thermowood cladding, - Zinc roof and oversized glazing, - Panoramic doors to gardens, - Stylish open-plan living space, - Five bedrooms/flexible rooms, - RENT IS INCLUSIVE OF ASSISTANCE WITH GARDENING

Council Tax

Council Tax Band G

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{ CONTEMPORARY SUSTAINABLE LIVING ON THE EDGE OF FOREST ROW.

The Property

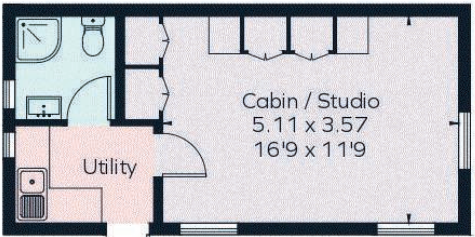
RENT IS INCLUSIVE OF ASSISTANCE WITH GARDENING. A striking single-storey home set towards the edge of the vibrant village of Forest Row, within the High Weald Natural Landscape. Re-imagined and refurbished by the current owners with architect James Gallie, it has been designed with sustainability, style and low energy living at its heart. The exterior has a distinctive contemporary feel, with charred Thermowood ash cladding, a zinc roof, oversized double-glazed windows and panoramic sliding doors framing the gardens and filling the interiors with natural light. The house also offers excellent energy credentials, including high-spec insulation, underfloor heating via an air source heat pump, solar panels and battery storage. Inside, the finish is exceptional, with oak flooring, vaulted timber-clad ceilings, Crittall-style internal doors and bespoke joinery. The open-plan living space flows beautifully between the kitchen, dining and sitting areas, with garden views. The Harvey Jones kitchen includes an oak breakfast bar, Italian stone work surfaces and integrated Neff appliances. There are five bedrooms/flexible rooms, including a principal bedroom with fitted wardrobes and en-suite shower room, plus a stylish family bathroom.

Outside

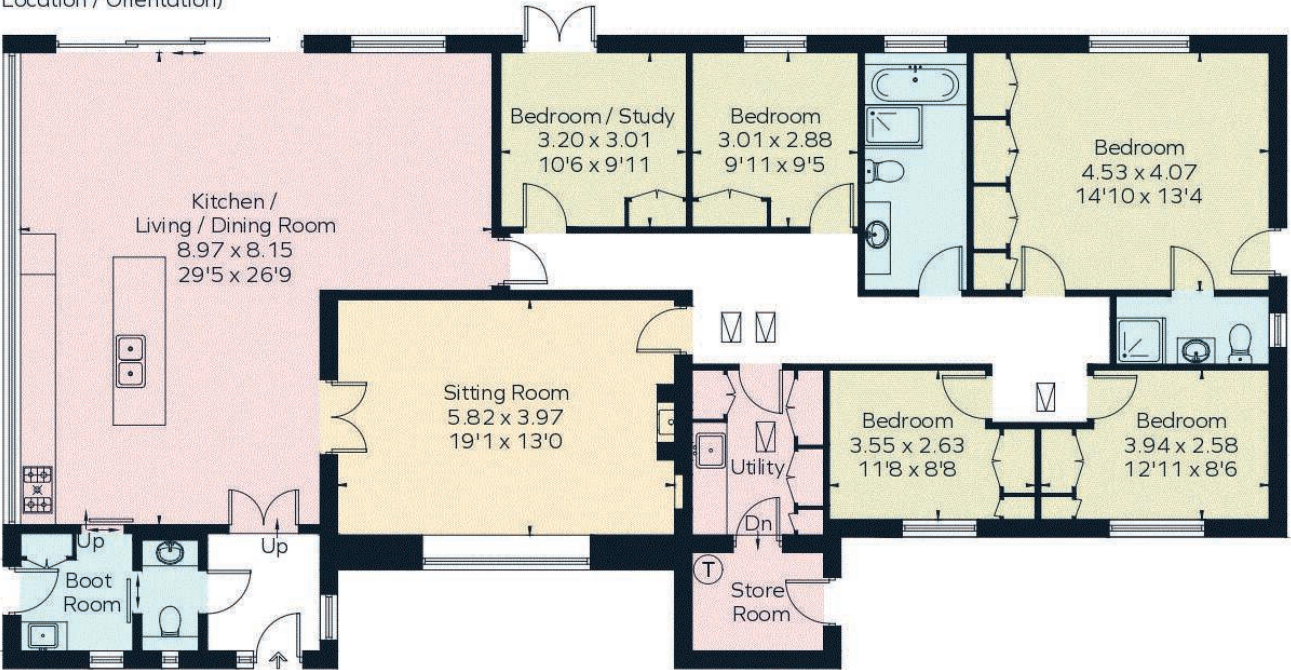
The property is approached via a pair of timber electric gates, that open onto a brick paviour driveway with ample parking for several vehicles. The gardens surround the property and are utterly delightful. With swathes of colour melting from one area to the next, the planting is imaginative whilst keeping in mind the

close proximity to the beauties of the English countryside. Four majestic oak trees are protected by tree preservation orders, alongside a variety of other mature planting, including fruit trees, acers, magnolias, camellias, Scotch pines, and Portuguese laurel hedging. Herbaceous borders are well-stocked and have low, hazel retaining fencing or stone edging, lawns are lush, there are two small ponds and the kitchen garden has soft fruit and raised beds. Adjoining the rear of the house is paved and decked terracing providing a wonderful spot for outdoor entertaining – here there is planning permission in place to cover this area and bring it into the main body of the house. It also includes permission for a new front porch. (WD/2025/0118/F). There is an excellent bike storage unit and an electric vehicle charging point. To the rear of the garden is a marvellous detached studio cabin that is timber clad and insulated to residential standard. Ideal for guest accommodation, working from home, or use as a gym. It is heated by its own gas boiler and also includes a kitchenette and shower room. Fitted cabinetry includes a concealed pull-down king bed.

Approximate Floor Area = 193.2 sq m / 2079 sq ft
Studio Cabin = 27.3 sq m / 294 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107948

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
100-150	A	
81-100	B	81
61-80	C	
41-60	D	
21-40	E	
1-20	F	
Not energy efficient - higher running costs	G	
84		
England & Wales		
EU Directive 2002/91/EC		

