



Tompsets Bank

Forest Row, East Sussex. RH18

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A beautifully presented family home, set on the edge of this popular village adjoining Ashdown Forest and the golf course.

- Hall
- Cloakroom
- Sitting room
- Kitchen/breakfast room
- Family room
- Utility room
- Bedroom 5/ playroom
- En-suite shower room

- Landing with balcony
- Principal bedroom with en-suite shower room
- 2 further bedrooms
- Family bathroom
- Bedroom 4/dressing area

- Cellar

- Garage with carport and garden store
- Attractive garden with terracing and lawn
- Home office



Property

The house is set in a wonderful quiet location off Tompsets Bank adjoining the Ashdown Forest. A paved path leads up the front door, which is beneath the balcony, and opens into the hall with white-soaped, wide plank conifer flooring and staircase. The sitting room is a lovely, spacious room, and has an open fire. The kitchen/breakfast room has Bulthaup fitted wall and floor units, stainless steel work surfaces, an electric Everhot range with 4 ovens and 2 hobs. There is an island unit with sink, dishwasher and 2 drawer fridge. Other built-in appliances include large fridge/freezer and a Gaggenau coffee maker. There is a tiled floor in kitchen area and wooden flooring in the breakfast area, which also has a sliding door to the terrace and door to cellar. The family room has fitted shelves, bifold doors to the terrace and a wood burning stove. Next to the family room is bedroom 5 which has an en-suite shower room. The bedroom could also double as a play room. There is also a cloakroom and utility room both of which are well appointed.

On the first floor the landing with bamboo flooring, which runs into all the bedrooms, has a door to the balcony with a view to Ashdown Forest and is open to a dressing area/bedroom 4. The spacious principal bedroom has a well appointed en-suite shower room. There are 2 further bedrooms, both with built in wardrobes and one has a wash basin. There is a family bathroom and a laundry room.

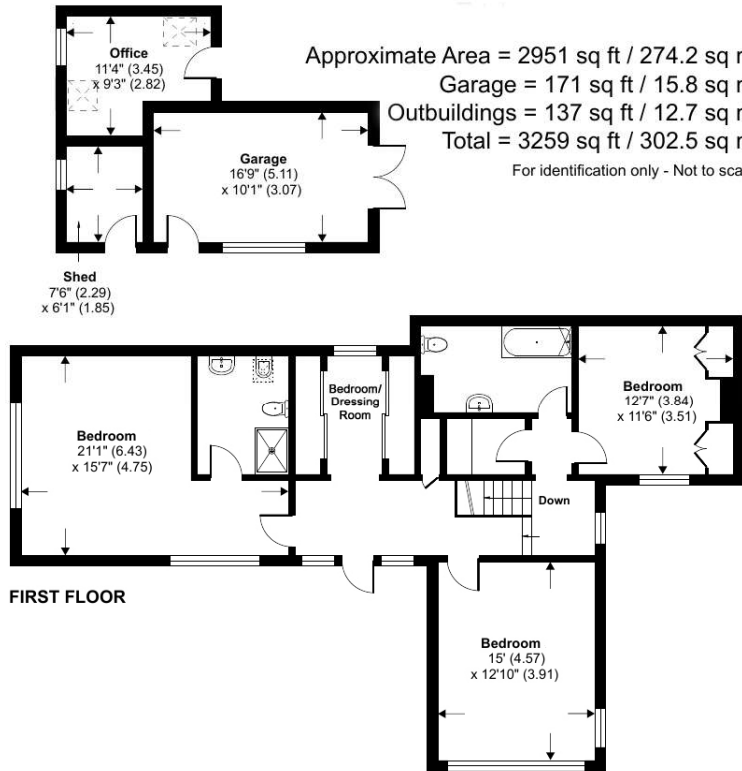
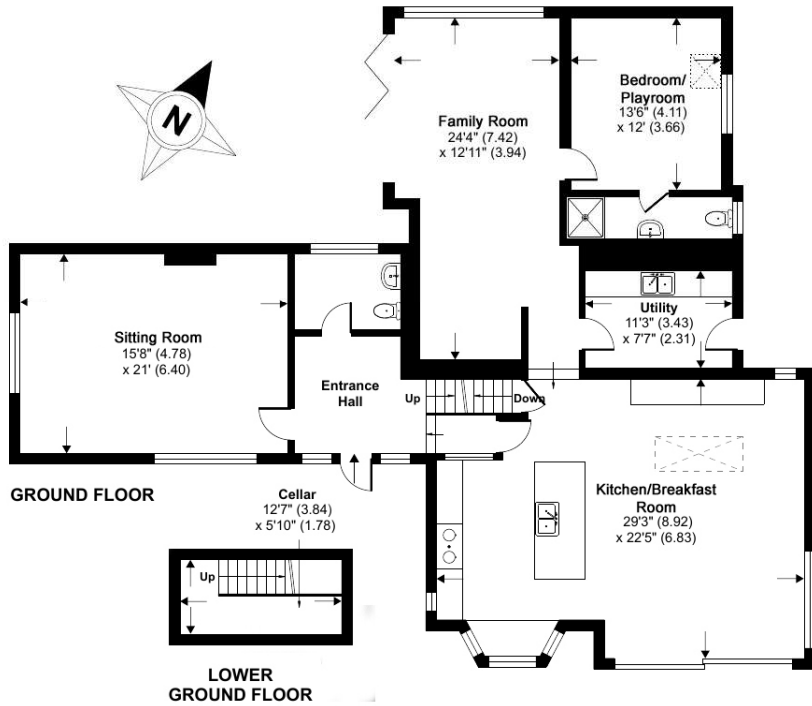
Outside

There is a parking area in front of the garage which has a carport and a garden store. Attached to the side of the garage is a home office. The garden is enclosed by hedging giving a high degree of privacy. It is an attractive cottage garden divided into compartments with areas of lawn and 2 separated paved terraced areas.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Humberts. REF: 1051775



Approximate Area = 2951 sq ft / 274.2 sq m
 Garage = 171 sq ft / 15.8 sq m
 Outbuildings = 137 sq ft / 12.7 sq m
 Total = 3259 sq ft / 302.5 sq m
 For identification only - Not to scale

Tenure, Local Authorities and Services

Freehold. All mains services. Solar panels. Gas fired central heating. Wealden District Council: 01892 653311. East Sussex County Council: 03456080190. Council tax band G.

Directions

From the centre of Forest Row take the B2110 Hartfield Road and after about ¼ mile turn right into Chapel Lane. Proceed to the top of the hill onto Tompsets Bank and take a track on the left after 300 metres. The house is on the right after about another 300 metres.

Local Amenities and Communications

The A22 runs through the centre of the village providing good access to the M25 and London. The railway station at East Grinstead offers services to London Bridge/Victoria in about 54 minutes. Gatwick is about 13 miles away.

Forest Row has good local amenities, restaurants, golf and sports clubs. East Grinstead and Tunbridge Wells have a further range of shops, transport and recreational facilities. There is an excellent selection of schools in the surrounding area, particularly Michael Hall School within walking distance. Ashdown Forest is the largest free public access space in the South East. It is a great place for walking and enjoying spectacular views over the Sussex countryside. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood reservoir.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		72	79

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