



# Wych Cross

Forest Row, East Sussex. RH18

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A charming semi-detached cottage with equestrian facilities set in a wonderful rural location adjoining Ashdown Forest.

- Open plan sitting/kitchen/dining room
- Study
- Hall
- Utility/cloakroom
- 4 bedrooms
- Bathroom
- Shower room
- 3 bay barn style garage with room over
- Garden sheds
- Greenhouse
- Lawn
- Terrace
- Stable block
- Sand school
- Paddock

About 5 acres





## Property

The cottage has been renovated by the current owner, creating a fabulous open plan entertaining space on the ground floor. It also has the benefit of underfloor heating to the ground floor and solar panels on the roof. The front door opens into the hall with tiled floor and cupboards. The study has a fireplace housing a wood burning stove and an oak floor. Beyond the hall is the kitchen/dining /sitting room with oak and tiled floor, fitted wall and floor units, worksurfaces, peninsular unit with breakfast bar, built in fridge, dishwasher and an electric Everhot range with 3 induction hobs, hot plate and 3 ovens. The sitting area has a wood burning stove and French doors to the gardens. There is also a utility/cloakroom.

On the first floor there are 4 bedrooms, bathroom and shower room.

## Outside

The drive leads past, a 3 bay barn style garage with oil store to one side and external stairs to office/workshop above, to a parking area. Beyond is the stable yard with 3 loose boxes and a feed room, sand school and paddock. The paddock has a field shelter, a strip of woodland down one side and gives direct access to Ashdown Forest. The garden has a paved path leading to the front door with porch over. At the front is an area of lawn with summerhouse, kennel and chicken run. The main garden is to the south with a terrace with steps up to the lawn. Within the garden is a garden shed and greenhouse.

## Directions

From Forest Row head south on the A22 to Wych Cross. At the traffic lights turn right and the drive to the house will be found on the right just after Twyford Lane.

## Tenure, Local Authorities and Services

Freehold. Wealden DC 01892 653311. East Sussex CC 0345 608 0190. Council tax band F. Mains water and electricity. Solar panels. Oil heating. Shared private drainage. EPC band C. Fibre to the house.





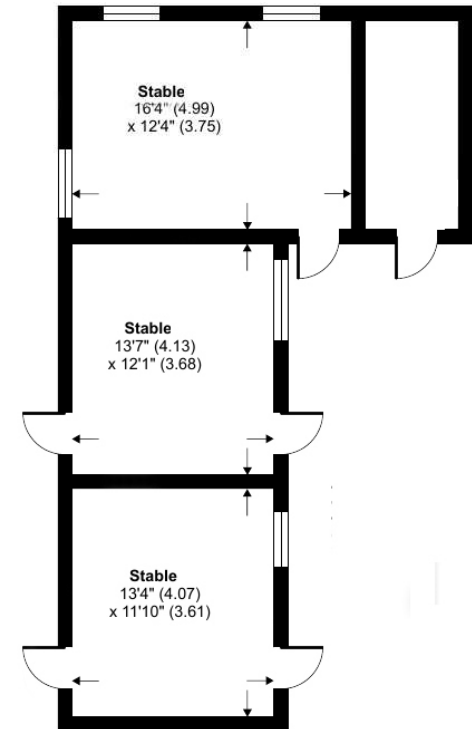
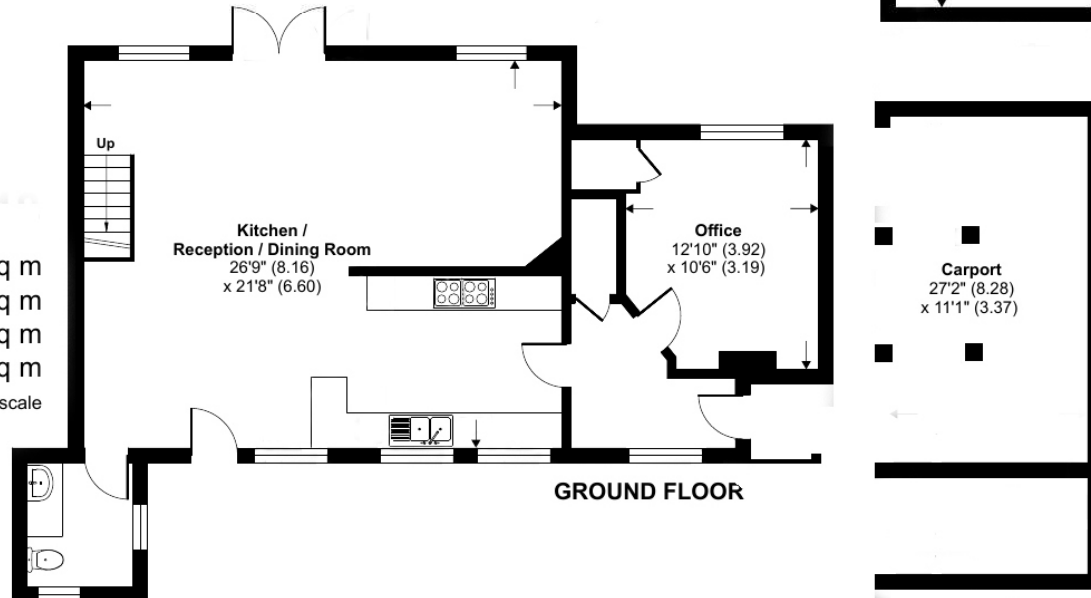
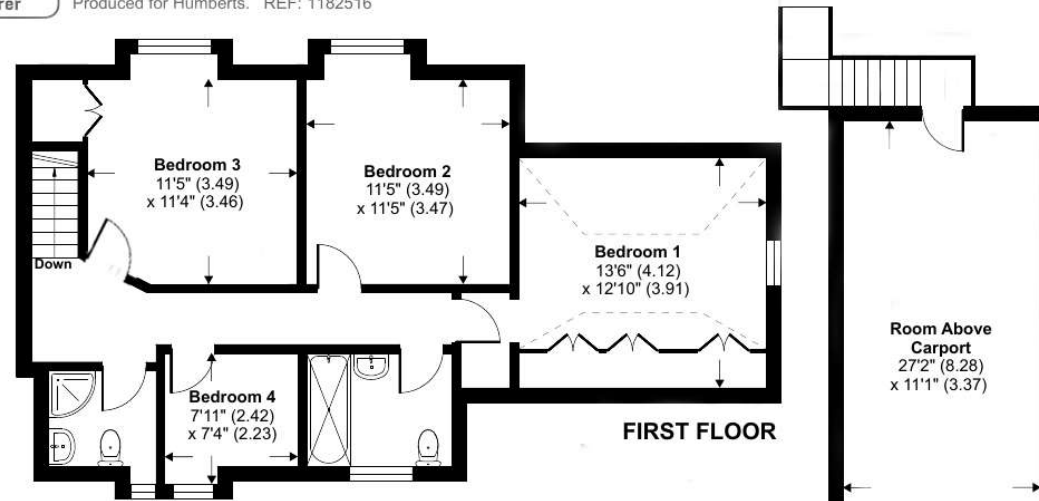
## Amenities & Communications

Forest Row has good local amenities, but for a wider range of shops, restaurants, transport and recreational facilities there are the nearby towns of East Grinstead and Tunbridge Wells. There is an excellent selection of schools in the surrounding area. There are golf courses at Forest Row and Holtye. 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 and is known the world over as the 'home' of Winnie-the-Pooh. The railway station at East Grinstead provides services to London Bridge/Victoria. The A22 connects to the M25. Gatwick airport is about 13 miles.



**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Humberts. REF: 1182516



Approximate Area = 1814 sq ft / 168.5 sq m  
 Limited Use Area(s) = 94 sq ft / 8.7 sq m  
 Outbuildings = 979 sq ft / 90.9 sq m  
 Total = 2887 sq ft / 268.2 sq m

For identification only - Not to scale

Denotes restricted head height

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