



Hartfield Road  
Forest Row, East Sussex. RH18  
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A beautifully presented family house close to Ashdown Forest and Forest Row

- Hall
- Living room
- Study
- Snug
- Kitchen/dining/family room
- Media room
- Utility room
- Cloakroom



- Principal bedroom with dressing room and en suite shower room
- Guest bedroom with en suite shower room
- 3 Further bedrooms
- Family bathroom
- Shower room
- 2 bay barn style garage with store room
- Gardens with terracing and lawn
- Swimming pool with pool room
- Gym, games room and workshop
- Paddock

**About 2¼ acres**





## Property

A covered entrance porch has a front door opening into the hall where there is a built in cupboard. Off the hall is a good size study and a living room which is excellent for entertaining. It has dado panelling and a wood burning stove. There is a snug which has French doors to an enclosed courtyard. Beyond is the kitchen/dining room/family room which is wonderful space with 3 sets of bifold doors leading out onto the terrace. It has fitted wall and floor units, quartz worktops, an island unit with breakfast bar. The built in appliances include a rangemaster with 5 gas hobs, 2 ovens, grill and warming drawer, fridge/freezer, dishwasher and microwave. Off the kitchen is a utility room, cloakroom and media room.

On the first floor the principal bedroom has a dressing room and a well-appointed en-suite bathroom. There is a guestroom with en-suite shower room, 3 further bedrooms, delightful family bathroom and a shower room.

## Outside

The house is approached through a pair of wooden electric gates opening onto a large parking and turning area at the front of the house. A spur of the drive leads off to the paddock. Beside the parking area is a 2 bay barn style garage with store room. To the side of the house is an enclosed courtyard. The main garden is to the rear with paved terraces leading out onto the lawn. Within the lawn is a swimming pool with paved surround and a pool room with outdoor kitchen, changing room and a plant room. Beyond the garden is the paddock. There are also a number of further outbuildings including a gym which could be converted into an annexe (subject to planning), a games room and a workshop.

## Local Amenities & Communications

Situated between Forest Row and Colemans Hatch. The A22 runs through the centre of Forest Row providing good access to 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, including Michael Hall School. There is direct access onto the Forest Way. The Ashdown Forest is close by and is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.

## Directions

From the centre of Forest Row head east on the Hartfield Road. As you leave the village go around the S bend and the house will be found after the bends immediately left.

## Tenure, Local Authorities and Services

Freehold. Wealden DC: 01892 653311. East Sussex CC: 03456080190. Mains water and electricity. Private drainage. Oil heating. LPG gas for cooking. Air source heat pump for the swimming pool. Council tax band G. EPC band D. Broadband fibre to the cabinet.

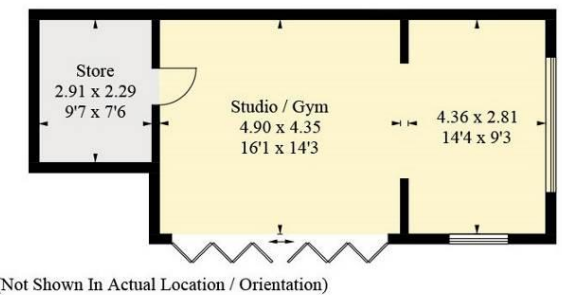
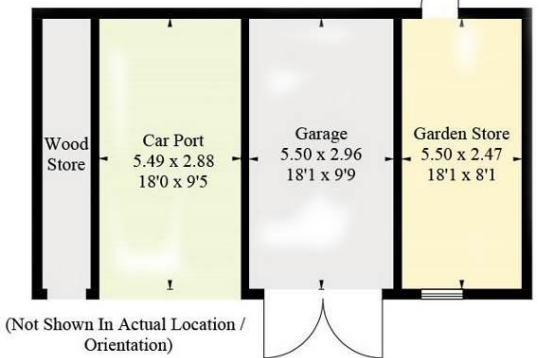
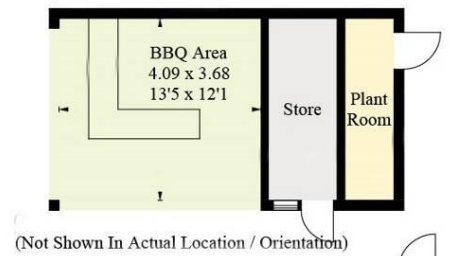
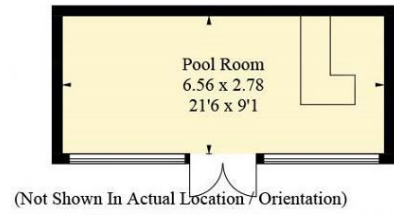
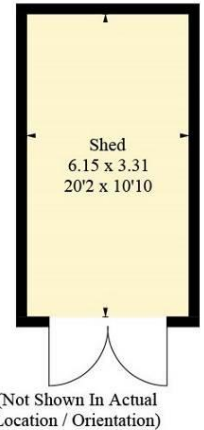
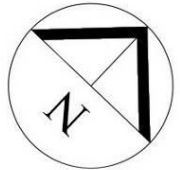
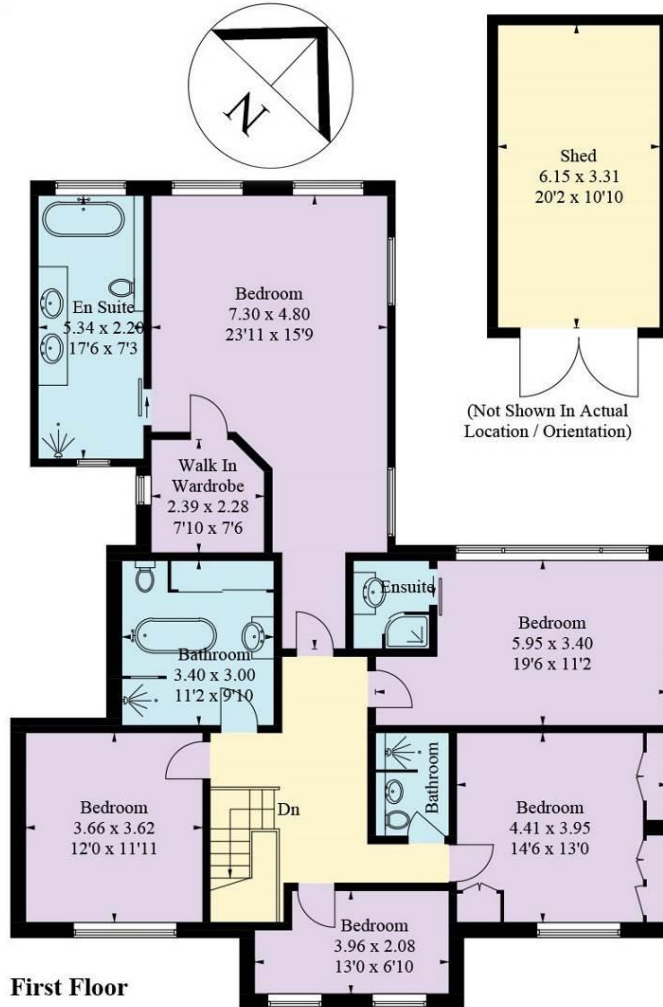


Approximate Gross Internal Area = 329.8 sq m / 3550 sq ft

Outbuildings = 115.6 sq m / 1244 sq ft

Total = 445.4 sq m / 4794 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID955278)







## Forest Row Office

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