



Ashdown Road

Forest Row, East Sussex. RH18

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A charming detached house in a highly sought after private road within easy reach of the centre of the village and Ashdown Forest.

- Hall
- Cloakroom
- Sitting room
- Study
- Conservatory
- Kitchen/breakfast room

- Landing
- Principal bedroom with dressing area and en-suite shower room
- Guest bedroom with en-suite shower room
- 3 further bedrooms
- Family bathroom

- Detached 2 bay barn style garage
- Annexe
- Studio
- Garden with lawn, terrace and borders



Property

The front door opens into the hall with an oak floor which runs into all the reception rooms. The sitting room has a fireplace and French doors to the garden and open to the study. Beyond is the conservatory with French doors to the garden. The kitchen/breakfast room has fitted floor and wall units, worksurfaces, an island unit with breakfast bar and French doors to the garden. Fitted appliances include an American style fridge/freezer, wine cooler, AEG range with 6 gas hobs and an oven. There is also a utility room and cloakroom.

Upstairs is a landing with an oak floor and access to the roof space. The principal bedroom has an oak floor, dressing area with built-in cupboards and a well-appointed ensuite shower room. The guest bedroom has an en-suite shower room. There are 3 further bedrooms and a spacious family bathroom.

Outside

Electric gates open to a brick paved drive for parking in front of the 2 bay barn style garage. A paved path leads to the rear where there is the annexe and studio. There is also a paved terrace with borders, espalier fruit trees and a vegetable garden with raised beds. The lawn is a good size and is enclosed by fencing, hedging and a brick wall. There is a further terrace off the conservatory.

Tenure, Local Authorities and Services

Freehold. All mains services. Gas fired central heating. EV charging point. Wealden District Council: 01892 653311. East Sussex County Council: 03456080190. Council tax band G. EPC band C. Internet: Fibre to the cabinet. There is an annual payment to the Ashdown Road Association.

Directions

From the centre of Forest Row take the B2110 Hartfield Road and after about ¼ mile turn right into Ashdown Road. Towards the top of the road take the private road on the right and the house is down there on the right.

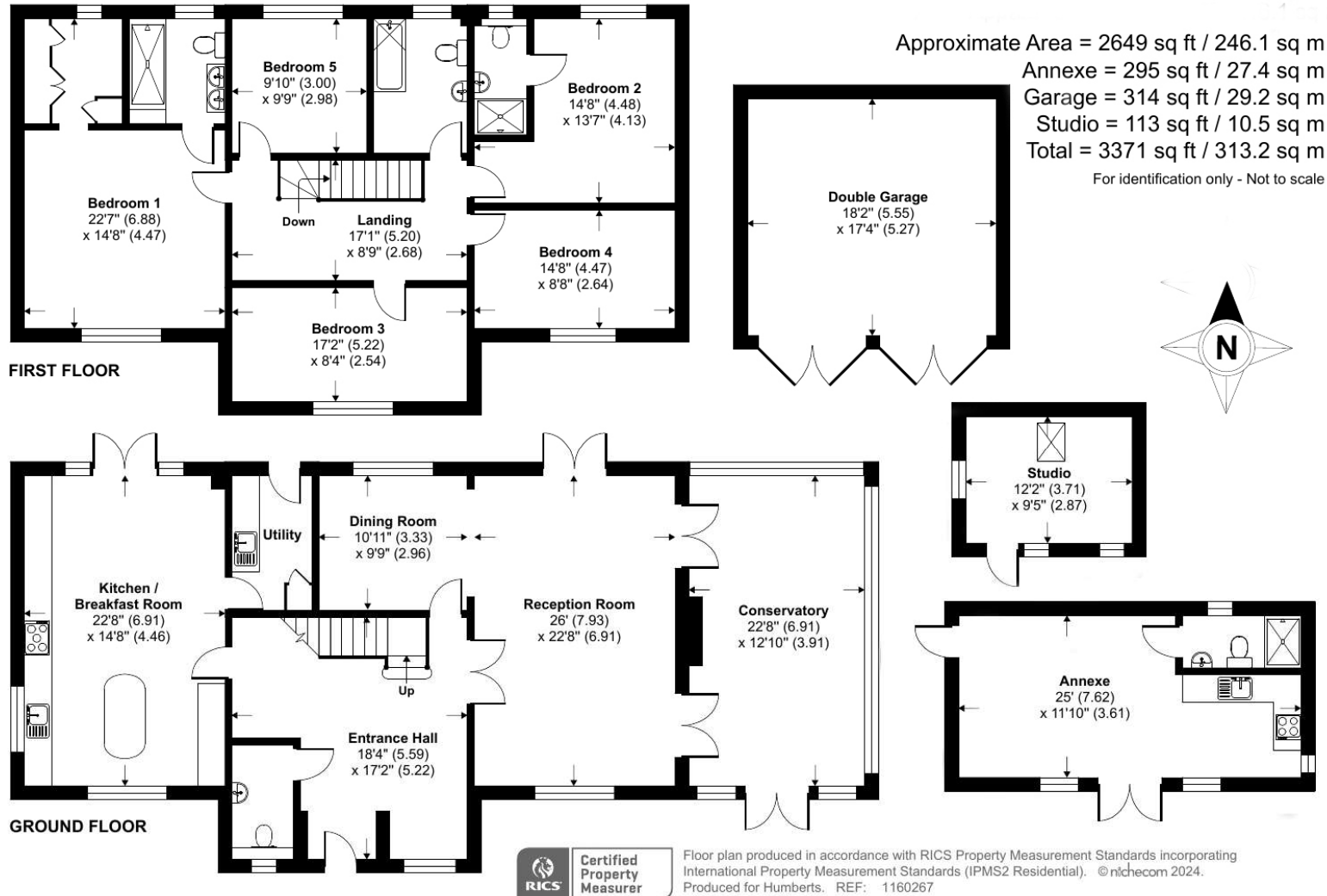


Local Amenities & Communications

The A22 runs through the centre of the village 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 excellent local amenities including 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

which is within walking distance. Ashdown Forest 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.



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01342 326326

forestrow@humberts.com

The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA

