



Ashdown Road, Forest Row, RH18 5BN

Guide Price: £800,000 - £825,000 Freehold

**MANSELL
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in brief...

- ARCHITECT DESIGNED 1980'S HOME
- IN NEED OF SOME MODERNISATION
- SECLUDED AND WELL ESTABLISHED GARDENS
- 3 BEDROOMS (ONE EN SUITE), FAMILY BATHROOM
- DOUBLE ASPECT SITTING ROOM

- SOUTH FACING DINING ROOM
- KITCHEN/BREAKFAST ROOM, UTILITY ROOM
- OFFICE/BEDROOM 4, CLOAKROOM
- POTENTIAL FOR EXTENSION STPP
- ATTACHED GARAGE



in more detail...

An architect designed family home, built in 1980 which has been in the same ownership ever since. The light interior provides good sized accommodation but is now in need of some modernisation. The property also offers scope for extension, subject to planning permission being obtained.

The accommodation, with a mainly southerly aspect, provides on the ground floor an entrance hall with cloakroom, a double aspect sitting room with sliding doors onto the terrace and adjoining dining room – these two rooms overall extend to an impressive 33ft, ideal for entertaining. The third reception room provides either an office or a possible bedroom 4. The kitchen with its range of work surfaces and cupboards benefits from an adjoining utility room, and breakfast room with door to the gardens.

Stairs leading to first floor landing with storage cupboard. The master bedroom suite has built in cupboards and an en suite bathroom, there are two further bedrooms, both with built in cupboards, and a family bathroom.

The good sized gardens provide a mature setting for the property, with tall hedges and established shrubs. There is parking for 2-3 cars and an attached garage, with a door to the gardens, which could be incorporated into the accommodation if required, subject to obtaining the necessary consents.

No onward chain. Private Road and Estate Annual Charge: £210.00 (2019)

Council Tax Band: F EPC Rating: E (54)



outside and the location...

Located in one of the most desirable private roads in Forest Row, on a secluded plot, within easy access of the Royal Ashdown Golf Club and the lively village of Forest Row. This family home is ideally placed for those seeking a home close to open countryside.

The nearby Ashdown Forest has 6,400 acres of heath/woodland for riding (by permit) and walking.

Forest Row has a wide and varied range of specialist shops, local stores, galleries, cafes and restaurants, health centre and dentists.

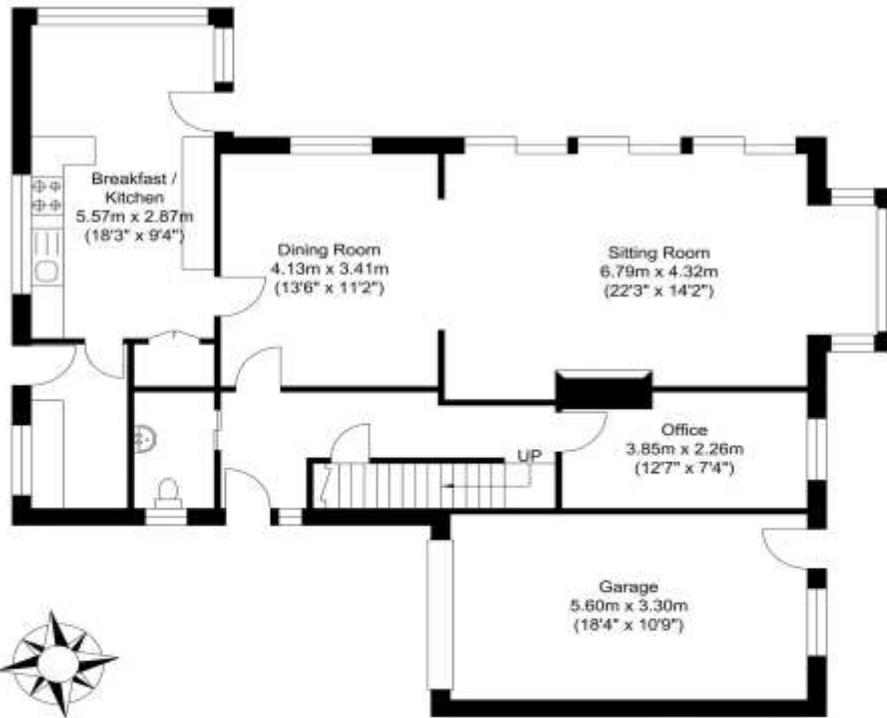
The village has a number of local sports clubs including cricket, tennis, golf and football. Sailing and angling clubs are available at the nearby Weirwood Reservoir.

Buses, with stops on the Hartfield Road, provide services to the towns of East Grinstead, Crawley, Tunbridge with their more extensive range of shops, leisure amenities and rail stations to London.

There are a wide range of schools, both private and state, within the local area including a village primary school, Rudolf Steiner Michael Hall School, Greenfields School and Ashdown House School, all within the village itself.

Directions: From our offices in the centre of Forest Row, take the B2110 Hartfield Road out of the village and Ashdown Road will be found on the right hand side opposite the playground. The property is the last on the right at the top of Ashdown Road.

Please check google maps for exact distances and travel times (property postcode: RH18 5BN)



Ground Floor
Approximate Floor Area
1128.16 sq ft
(104.81 sq m)



First Floor
Approximate Floor Area
825.26 sq ft
(76.67 sq m)

Approximate Gross Internal Area = 181.48 sq m / 1953.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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