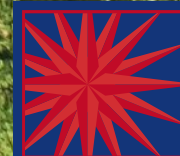




TIMBERLEE, FOREST ROW



RH & RW
CLUTTON



TIMBERLEE
Hartfield Road, Forest Row
East Sussex, RH18 5LZ

Forest Row 1 mile • East Grinstead 4.5 miles
Gatwick 13 miles • Tunbridge Wells 11 miles

*A superb family house located close to Ashdown Forest,
with stunning gardens and a potential separate plot for another house*

The House: Galleried Reception Hall • Drawing Room • Dining Room
Sitting Room • Kitchen & Utility • Cloakroom
4 Bedrooms • Dressing Room • 2 Bathrooms • Separate WC

Outbuildings: Double Garage with large loft over.

The Grounds: A dog leg sloping private lawn with many shrubs and
dominant Scots Pine and Oaks.

The Proposed Plot: 3/4 bedroom Pottin House with 3 reception rooms,
kitchen, utility room, sun room & 2 bathrooms

In all about 1.70 acres (0.69 hectares)

VIEWING

Strictly by confirmed appointment only with the sole agents
RH & RW Clutton, East Grinstead: 01342 410122/DD: 01342 305825



SITUATION

Timberlee lies on the east side of Forest Row off the Hartfield Road and backing onto the Rystwood Estate. The centre of Forest Row, 1 mile, offers a wide range of local shopping and eating facilities, together with churches and a health centre and a number of local schools. East Grinstead with its main line station is 4.5 miles, Haywards Heath 12 miles, Gatwick and the M23 13 miles, Tunbridge Wells 11 miles and to the north the M25 is 14 miles. The huge expanse of Ashdown Forest is virtually on the doorstep. Further afield there are a number of golf courses and the area is well served by larger state, prep and public schools.

DESCRIPTION

A brick bay entrance with electric entrance gates opens to a drive sweeping up through banks of laurel to a central garage courtyard with an arch across to the front door. The inner porch leads into a large galleried **reception hall** with doors off to the **drawing room** gated through to the **dining room** and beyond the **kitchen** and **utility area**. A further **sitting room** has panelled walls and as elsewhere a fine stone fireplace.

Stairs lead up to the galleried landing with a Trompe l'oeil of the sky with a central chandelier. There are doors off to the **main bedroom** with **dressing room** and ensuite **bathroom** together with **3 further bedrooms**, **family bathroom**, separate WC and a good linen cupboard. A hidden ladder leads up to a vast loft space.

OUTSIDE

Adjoining the house, and linked to it, is a **double garage** with access to a large **loft space** over with potential for further accommodation or an office subject to planning.

The garden provides a sheltered haven with sloping lawns falling away from the upper courtyard and large terrace, with its BBQ corner, to an orchard at the bottom. Fine specimens of Scots Pine and Oak dominate the garden with a thick border surround of Spruce, Birch, Cyprus Beech and Lawson Cypress. Flowering beds add colour and supplement the more unusual trees such as Corkscrew Willow and Magnolia. In all about 1.70 acres (0.69 hectares).

TENURE & POSSESSION

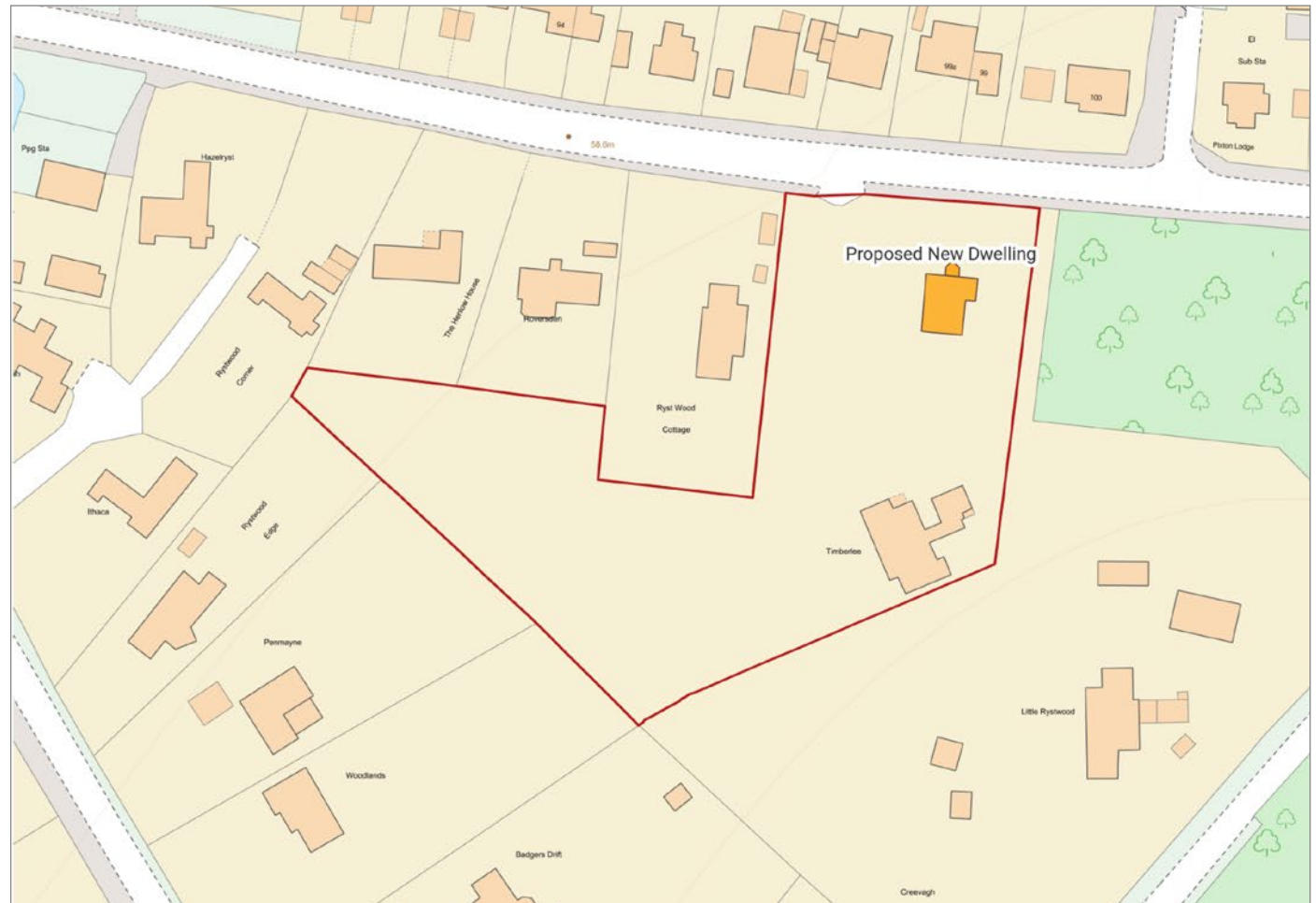
The property is offered freehold with vacant possession. The Rystwood Estate, of which Timberlee forms a part, is protected from inappropriate development by restrictive covenants that apply across the Estate. Details are available from the Agents.

SERVICES (Not tested and therefore not warranted)

Mains water, electricity, gas and drainage are connected. Gas fired central heating. Part secondary glazing.

PLAN

The plan is for identification purposes only and potential purchasers must rely on their own investigations.



FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. All garden statuary, ornaments and furniture is specifically excluded but part of the general items may be available by separate negotiation.



Proposed Front Elevation

TOWN & COUNTRY PLANNING

An outline planning application for a two storey 3/4 bedroom house extending to 2,790 sq ft on the plot marked on the plan has been submitted to Wealden District Council (Ref WD/2020/1668/O). Detailed drawings and further plans together with a copy of the application are available online and from the Agents.

LOCAL AUTHORITIES

West Sussex County Council 01243 777100
Wealden District Council 01323 443322

COUNCIL TAX & EPC

Council Tax: Band G - £3,605.50 (2020/21)

EPC: Band D64

DIRECTIONS

From the centre of Forest Row turn down off the roundabout onto the B2110, signposted Tunbridge Wells/Hartfield, follow through the parade of shops, proceeding out of town and the brick and gated entrance will be seen on the right hand side just after the electronic speed sign.

Further details from the sole agents
RH & RW Clutton: 01342 410122
James Tillard direct dial: 01342 305825
Email: Jamest@rhrwclutton.co.uk



Timberlee

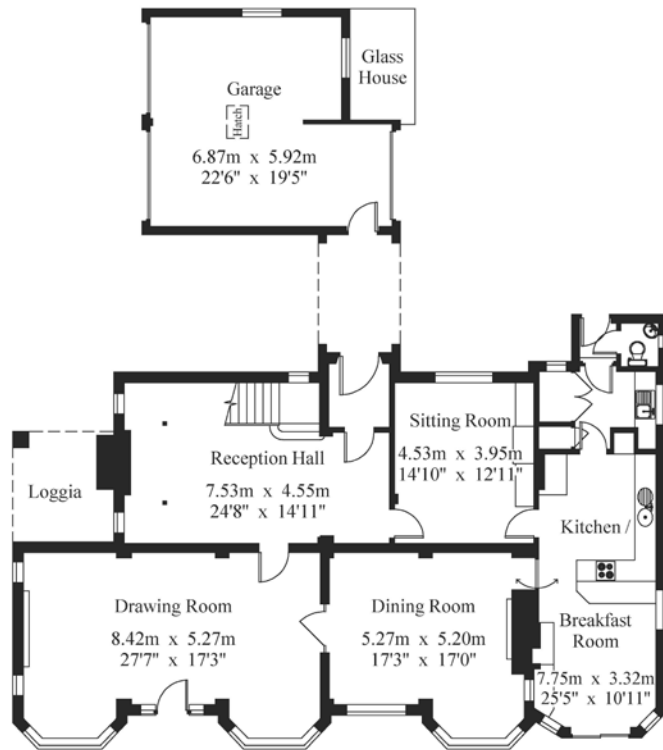
House - Gross Internal Area : 318.8 sq.m (3,431 sq.ft.)

Garage - Gross Internal Area : 36.6 sq.m (393 sq.ft.)
(excluding unconverted attic space)

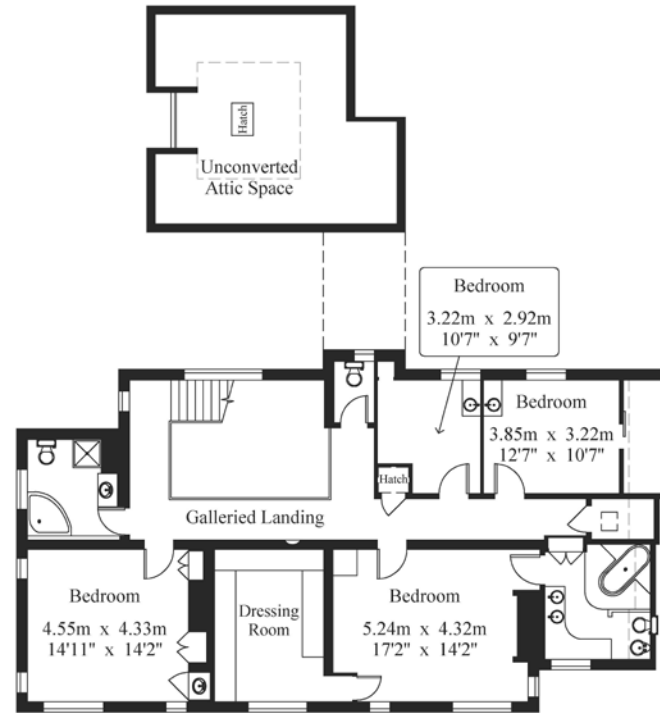


For Identification Purposes Only.

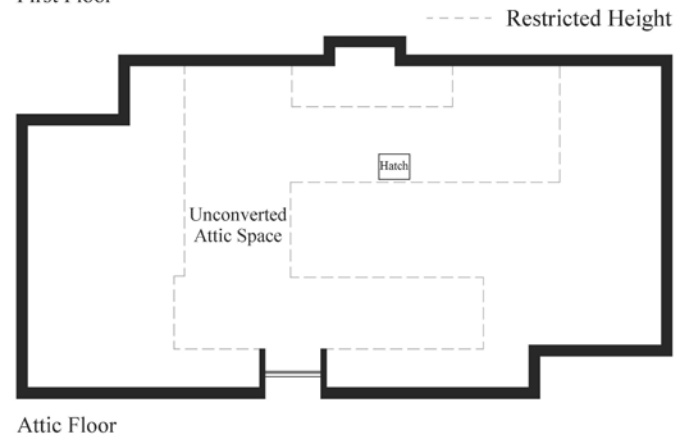
© 2020 Trueplan (UK) Limited (01892) 614 881



Ground Floor



First Floor



Attic Floor



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared August 2020



01342 410122

www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF