



WYCH CROSS

ASKING PRICE OF £2,500,000

PROPERTY FEATURES

- 10 BEDROOM DETACHED MANOR HOUSE
- PRIVATE ESTATE
- TENNIS COURT
- APPROX. 16 ACRES GARDEN & WOODLAND
- EXTENSIVE DRIVEWAY
- GATED DRIVEWAY
- SWIMMING POOL WITH POOL HOUSE
- CHAIN FREE
- WINE CELLAR
- SIX RECEPTION ROOMS

FOREST ROW, RH18 5JN



Greenaway Residential Estate Agents are delighted to welcome this ten bedroom manor house to the sales market. This house offers spacious accommodation and spectacular views over the Ashdown Forest. Situated 6.3 miles from East Grinstead, 14 miles to Tunbridge Wells and 2.8 miles to Forest Row, the property is within easy reach of local towns, whilst benefitting from the most rural of settings.

The Property

The House is approached via the long and sweeping driveway with secure electric operated gate and offers several entrances, the main entrance being enclosed in the apparent lychgate. High ceilings and wood flooring being a feature through the entrance hall with grand staircase and doors leading to the drawing room, downstairs WC and dining rooms. The Drawing room is a feature of the property with large windows, high beamed ceilings and open fireplace. The dining room

benefits from stunning views over the large gardens, leading to the gun room and lounge which in turn lead to the utility room with separate walk in pantry and oversized kitchen/diner. The second part of the property can be access via its own front door with two large reception rooms, an oversized kitchen/diner and storage rooms, with a downstairs WC and hallway leading to the upstairs of the house. Upstairs you will find three separate landing areas with doors leading to all ten double bedrooms of varying size with three en-suite bathrooms and three family bathrooms as well as storage cupboards, a dressing room and loft access.

The Gardens

The gardens are spread over 14 acres with a variety of trees, shrubs and flowers, all manicured to the highest standard. The secluded swimming pool with covers is joined by a pool house. The tennis court is set back from the house providing the ideal place to

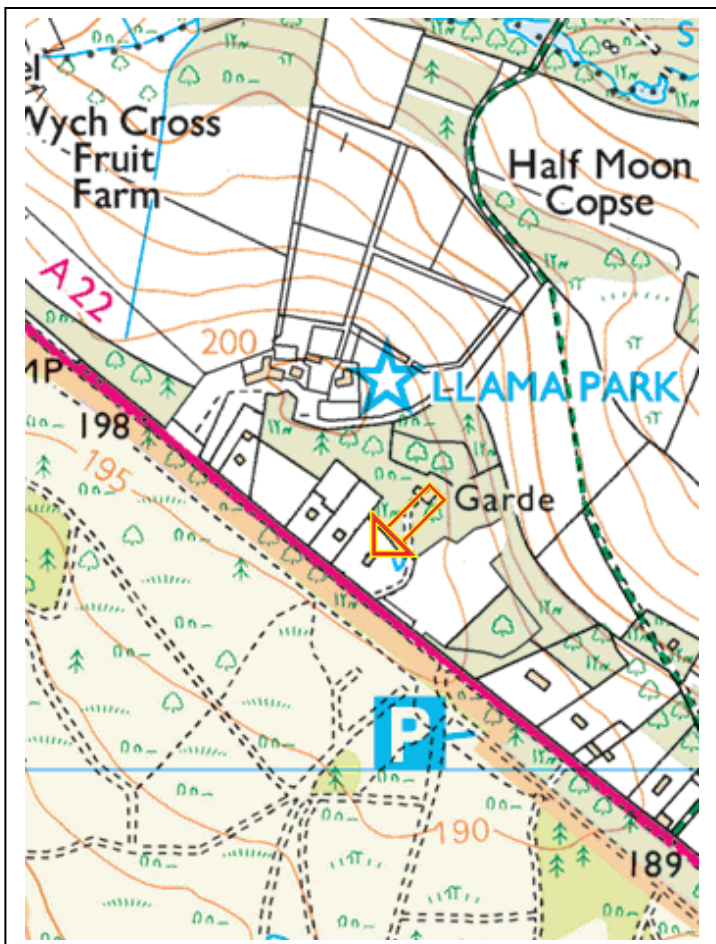
play. There are a range of patio areas, large gardens, small private gardens, multiple ponds, giant chess set, woodland, out buildings and greenhouse surrounding the main house.

A viewing of this estate is highly recommended to appreciate the views, space and grandeur. Please call one of our knowledgeable team on 01342 777 977 to arrange an appointment.

*All comments are made in our opinion and measurements are all approximate.

We are advised by our client that the property is serviced by gas, oil and electricity with biodigester drainage. The council tax band is H via Wealden District Council.

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OFFICE CONTACT INFORMATION

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Total Floor Area:

5335.46 ft² / 495.68m²

Viewings:

By prior appointment with the agent

Council Tax:

Band H

Local Authority: Wealden District
Council



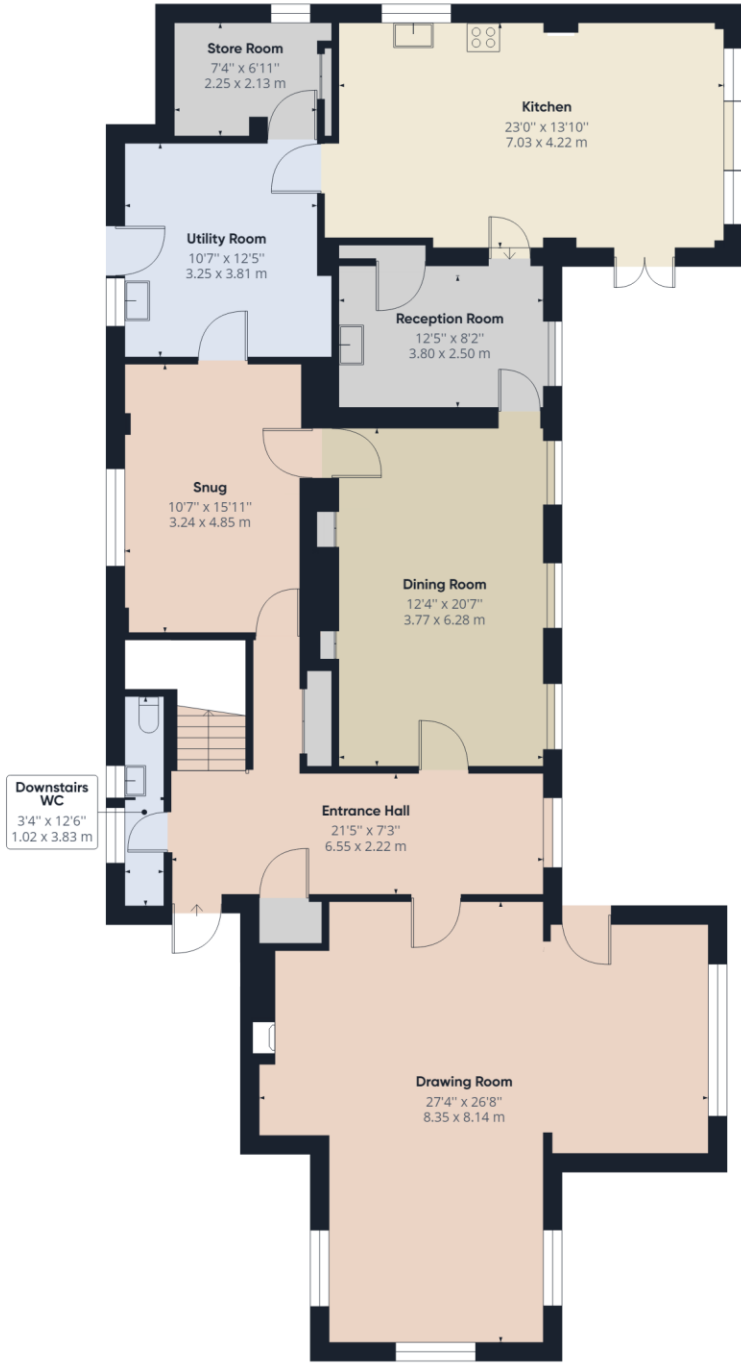
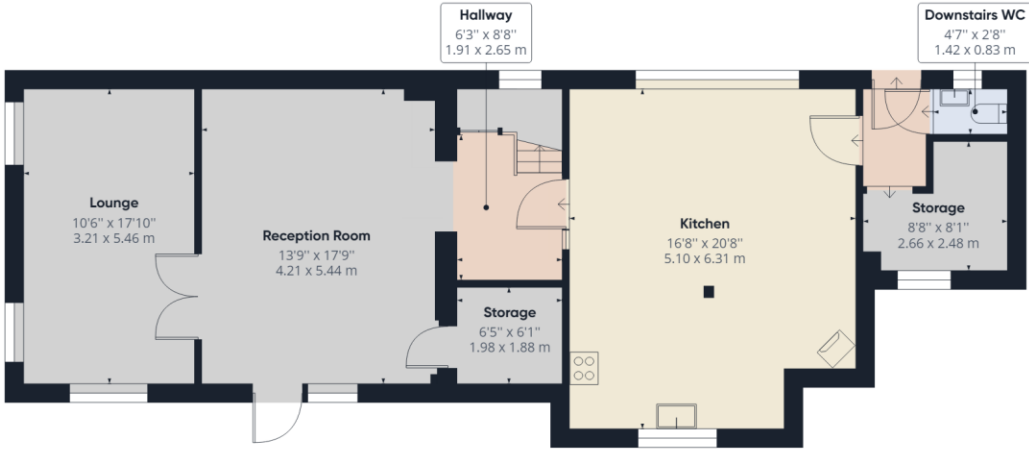
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Directions:

From our office in London Road proceed in a south-easterly direction towards Queen's Road, take the first exit onto the High Street, pass over the small roundabout and at the following roundabout take the second exit on the Lewes Road heading towards Forest Row. Proceed for approximately 2.8 miles through Forest Row passing the petrol station on the right hand side. Continue straight over the first mini roundabout then take the second exit at the next mini roundabout towards Lewes. Follow the road until you reach the Wych Cross crossroads, then go straight on. You will notice the Llama park on the left hand side and the land can be found approximately 200 yards on the left.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Approximate total area⁽¹⁾

2915.35 ft²

270.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾

2420.11 ft²

224.84 m²

Reduced headroom

19.44 ft²

1.81 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.