



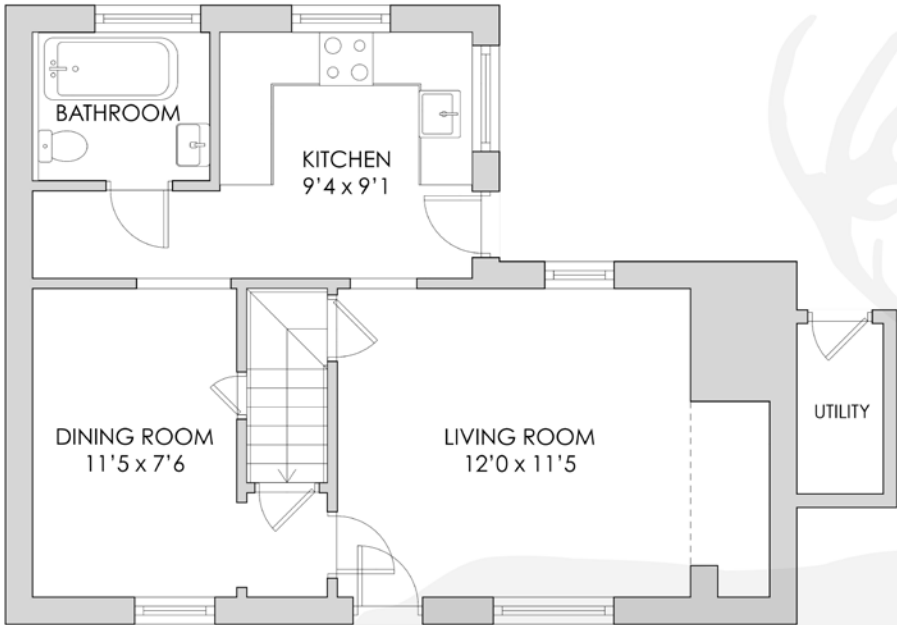
POPLAR LANE  
Forest Row, East Sussex



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ESTATE AGENTS



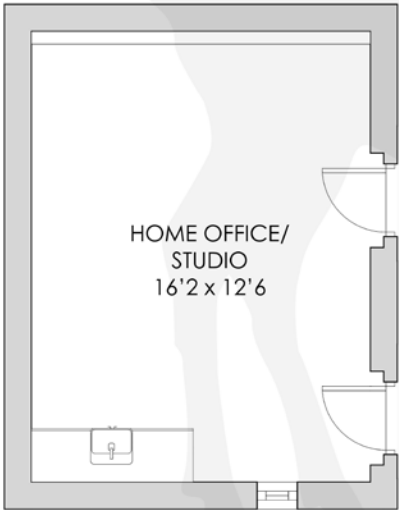
# FLOOR PLANS



Ground Floor



First Floor



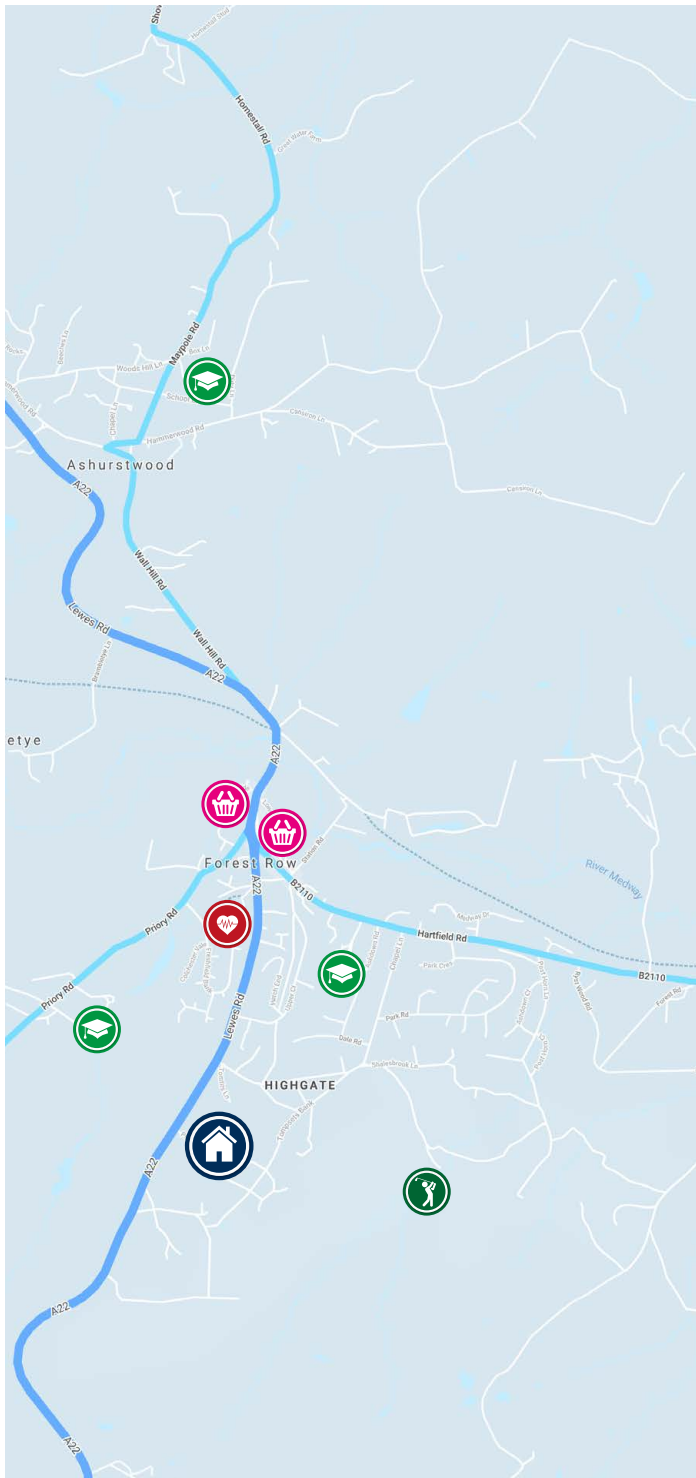
**AGENTS NOTE**  
The Home Office  
is not shown in  
position to the  
main dwelling



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Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are  
approximate.

Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes and compass  
bearings before making any decisions  
reliant upon them.



# POPLAR LANE

FOREST ROW, EAST SUSSEX

## PROPERTY DESCRIPTION

An utterly charming semi detached cottage in a sought after location offering superbly presented accommodation full of character features including exposed beams and timbers, inglenook fireplace and exposed brickwork. The ground floor comprises living room, dining room, refitted kitchen and bathroom. The first floor consists of two double bedrooms. In addition, the property benefits from a spacious detached studio/home office.

Outside the plot includes ample driveway providing parking for several vehicles, front garden and large rear garden enjoying views over the surrounding countryside.

Viewings are highly recommended to appreciate the accommodation on offer.

## LOCATION

The property is situated in a rural location on the Southern outskirts of Forest Row with easy access straight onto the Ashdown Forest with it's beautiful countryside and network of paths. The village centre is within easy reach (0.7 miles) and offers two mini supermarkets, independent shops, public houses, restaurants and schools.

East Grinstead is only 4.0 miles distant and offers a comprehensive range of shopping as well as main line train station with frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 13 miles away whilst the M25 is 14.5 miles distant.

## KEY INFORMATION

Internal Area	753 sq ft
Inc the Outbuilding	930 sq ft
Max Broadband	67 Mbps
Tenure	Freehold
EPC Rating	D - 61

Local Council	WEALDEN
Council Tax Band	D
Amount per annum	£2,324

**Asking Price £775,000**



2



1



3









## ACCOMMODATION

The property is entered via wooden door to front, opening to:

**LIVING ROOM** Feature inglenook fireplace with exposed stonework and brick hearth, adjoining bread oven, exposed beams and timbers, wooden panelled walls to dado height, dual aspect with wooden glazed windows to front and rear, tiled flooring, Victorian style radiator, telephone point, door to dining room, door to stairs to first floor, doorway to:

**KITCHEN** Range of Neptune base units with contrasting marble worksurfaces incorporating butler sink, integrated fridge, integrated freezer, cooker with 4 ring gas hob, oven and grill, downlighters, marble upstands, exposed beams and timbers, quarry tile flooring, dual aspect with wooden glazed windows to rear and side, door to side leading to rear garden, door to bathroom, doorway to:

**DINING ROOM** Exposed beams and timbers, exposed brickwork, wooden glazed window to front, Victorian style radiator, understairs storage cupboard, quarry tile flooring.

**BATHROOM** Suite comprising freestanding roll top bath with claw feet and Victorian style mixer tap and shower attachment, low level wc, pedestal wash hand basin, exposed brickwork and timber, quarry tile flooring, radiator, wooden glazed window to rear.

First Floor

**LANDING** Exposed beams and timbers, doors to two bedrooms.

**BEDROOM ONE** Wooden glazed window to front, exposed wooden floorboards, radiator, fitted wardrobes with hanging rails and shelving, exposed timbers, built-in storage cupboard with hanging rail.

**BEDROOM TWO** Wooden glazed window to front, exposed wooden floorboards, radiator, exposed timbers, loft hatch, built in storage cupboard.

**DETACHED OFFICE/STUDIO** Brick built building with two glazed doors to side with secondary stable doors over, vaulted ceiling with exposed beams and uplighter, stone tiled flooring, wooden glazed window to front, kitchenette area with base units, wooden worksurface and butler sink.







## OUTSIDE

**FRONT GARDEN** The property is accessed via 5 bar gate to front opening to gravel driveway providing parking for several vehicles, access to detached studio, lawn areas, shrub borders, gravel pathway leading to side gate giving access to rear garden, brick paved pathway leading to front door and entrance vestibule.

**REAR GARDEN** Hardstanding patio area, outside tap, outside light, **UTILITY CUPBOARD** with space and plumbing for washing machine. Expansive lawn area enjoying views over the surrounding countryside, mature shrubs and trees, outbuildings including garden shed and summer house.

## VIEWINGS

Viewing by appointment with Cole's Estate Agents

**01342 324616**

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