



# Tompsets Bank

Forest Row, East Sussex. RH18

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A most attractive sandstone cottage, set in a wonderful location in Ashdown Forest close to the golf course and accessible to the centre of the village.

- Entrance lobby
- Hall
- Drawing room
- Sitting/dining room
- Kitchen/breakfast room
- Utility room
- Cloakroom
- Principal bedroom with en-suite bathroom
- 3 further bedrooms
- Family bathroom
- Double garage
- Parking
- Attractive garden with lawn and terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Property

The front door opens into an entrance lobby which in turn opens into the hall off with under stairs cupboard. The drawing room is delightful proportioned and has an open fire to one side of which are cupboards with shelves above. The sitting/dining room has a fireplace, glazed doors to the garden. The kitchen/breakfast room has fitted floor and wall units, Corian worksurfaces, gas Aga, oven and plumbing for dishwasher and door to the garden. In addition, there is a utility room and a cloakroom.

Upstairs is a spacious landing with airing cupboard and a range of further cupboards. The principal bedroom has a range of wardrobes and an en-suite bathroom. There are 3 further bedrooms all with fitted wardrobes and a family bathroom.

## Outside

The garden is a particular feature of the property with lawns and colourful borders. It is enclosed by hedging providing a high degree of privacy. Within the garden are flagstone paths, terraces, a summerhouse and an enclosed garden which was a former vegetable garden. There is a brick paved parking area in front of a double garage behind which is a log store.

## Tenure, Local Authorities and Services

Freehold. All mains services. Gas fired central heating. Wealden District Council: 01892 653311. East Sussex County Council: 03456080190. Council tax band G.

## Directions

From the centre of Forest Row take the B2110 Hartfield Road and after about ¼ mile turn right into Chapel Lane. Proceed to the top of the hill onto Tompsets Bank. Proceed towards the end and turn left towards Old Whites Farm. Turn left again and the house will be found on the right.

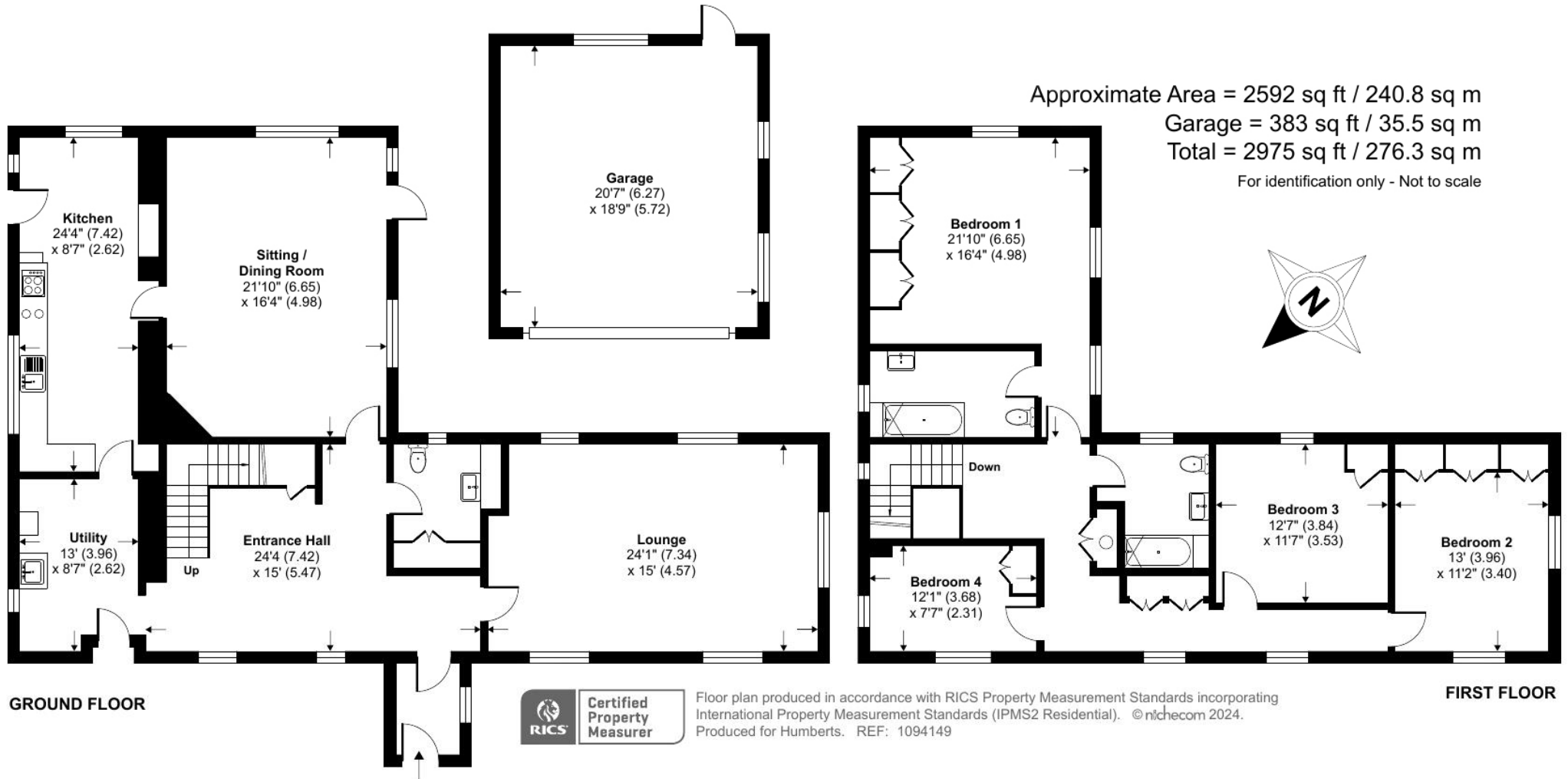


## Local Amenities & Communications

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 in 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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