



Weirwood Road

Forest Row, East Sussex. RH18

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A detached family home situated off a quiet lane on the edge of the village not far from Michael Hall School.

- Entrance lobby
 - Sitting room
 - Dining room
 - Kitchen
 - Family room
 - Utility/cloakroom
 - 4 Bedrooms
 - Family bathroom
- Parking on drive
 - Attractive garden with lawn and terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Property

The house is set well back from the lane. The front door opens into an entrance lobby. Off the entrance lobby is a utility/cloakroom. The kitchen has fitted floor and wall units, woodblock worksurfaces and built-in dishwasher. Beyond is a dining room with French doors to the garden. The sitting room has a brick fireplace, boarded ceiling and double doors to the family room. Beyond the family room are 4 bedrooms and a family bathroom.

Outside

The gravelled drive leads to the front of the house where there is parking. Beside the drive is an area of lawn with trees and shrubs including acer, magnolia, camelia and a cherry tree. A path leads to the front door where there is a paved seating area. To the side of the house is a gravelled seating area and a garden shed. The garden to the rear has a paved terrace, borders and greenhouse, all enclosed by a beech hedge and fencing, providing a high degree of privacy.

Tenure, Local Authorities and Services

Freehold. Mains water, gas and electricity. Gas fired central heating. Shared private drainage. Wealden DC: 01892 653311. East Sussex CC: 03456080190. Council tax band E.

Directions

From the Humberts office in Forest Row head south and before the church turn right into Priory Road. Just passed Michael Hall turn right onto Weirwood Road and the house is the third drive on the left.



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.

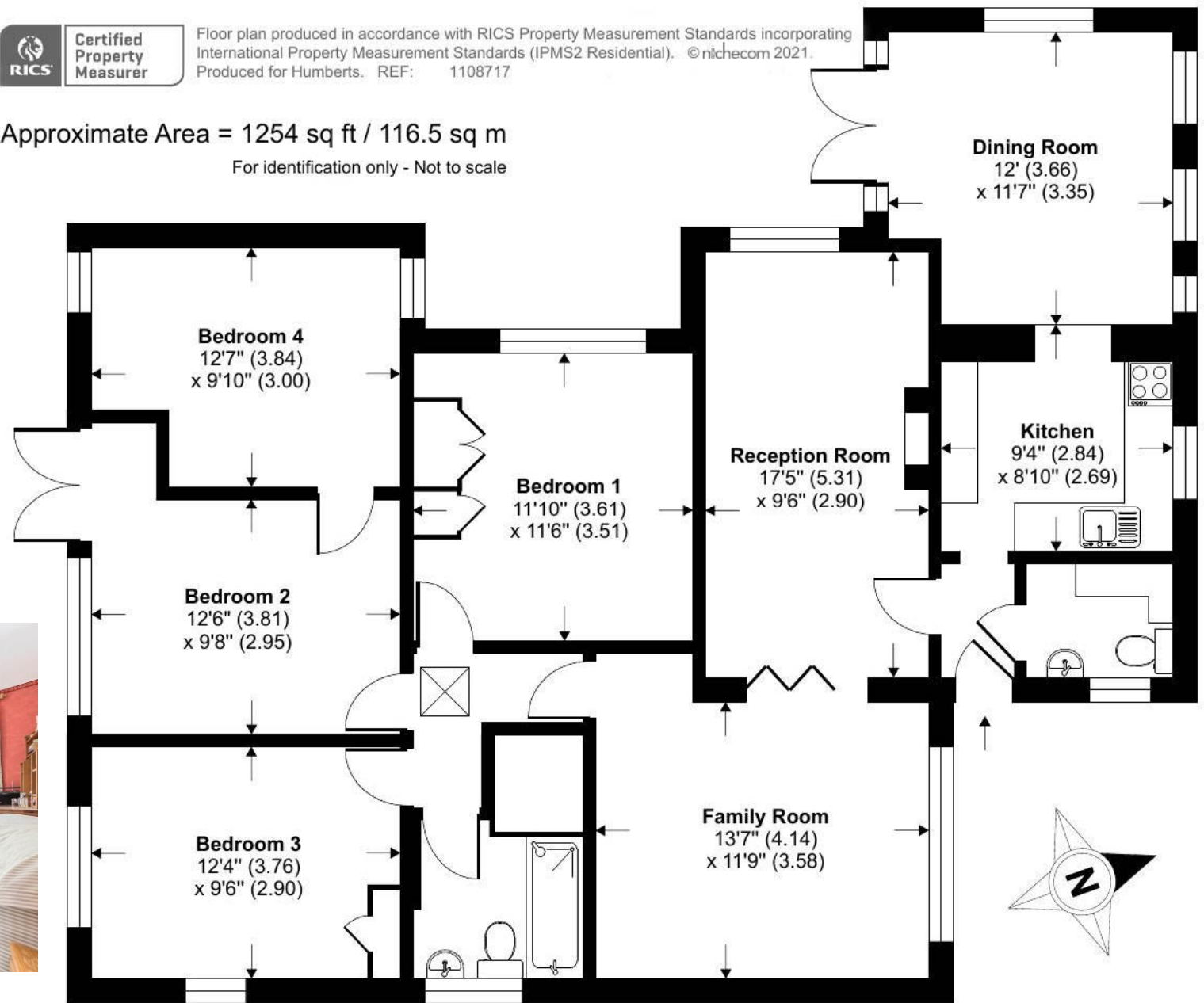
Forest Row has good local amenities, restaurants, golf and sports clubs. East Grinstead and Tunbridge Wells have a further range of shops, transport and recreational facilities. There is an excellent selection of schools in the surrounding area, including Michael Hall School which is within walking distance. 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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Approximate Area = 1254 sq ft / 116.5 sq m

For identification only - Not to scale



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