



Bryle Cottage Tompsets Bank, Forest Row

Guide Price £1,100,000

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Bryle Cottage Tompsets Bank

Forest Row, Forest Row

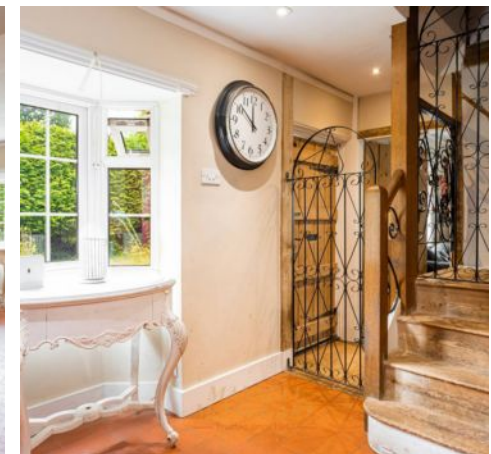
Location, location, location... This unique home occupies a secluded setting in the ever-popular Tompsets Bank area of Forest Row and is ideally located on the fringe of Ashdown Forest and Royal Ashdown Golf Club, yet within a footpath's walk of the village centre.

Situated in a private lane, is this Victorian three bedroom detached home with the added benefit of two annexe's, set in impressive grounds. This property not only boasts a semi rural setting it is also within minutes of the Ashdown Golf course.

Approached by a gravel driveway: Entrance Hall with stairs to first floor. From the entrance hall, open plan kitchen with gas Aga and steps leading to the cellar. Open plan to the kitchen is the dining room with feature fireplace, Sitting room with Wood burner, study/downstairs bedroom and conservatory. Stairs to the first floor: Master bedroom with En Suite Bathroom (interconnecting door to bedroom 2, this could be closed off if preferred) separate shower room with electric shower and two further bedrooms. The property is mainly double glazed throughout. Gas central heating to radiators. (boiler not tested).

Detached Annexe - Veranda leading to Entrance hall, 24' sitting room with wood burner, modern fitted kitchen with base units, oak work surface, wall units and tiled floor. Modern shower room. First Floor: Double bedroom leading through to separate dressing room.

Annexe Two- Timber construction: open plan kitchenette, sitting room with double glazed doors to garden, separate shower room and upper





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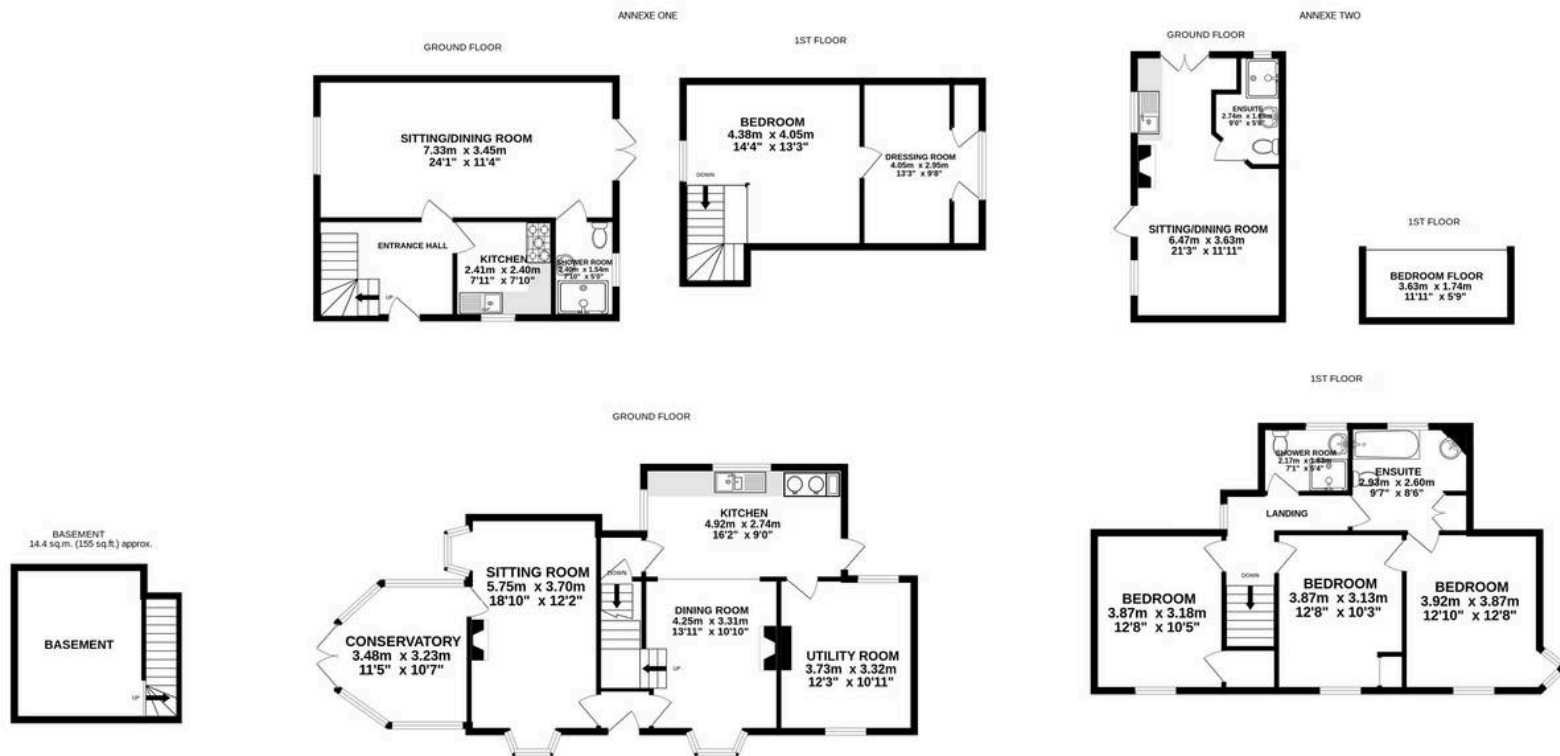
Tompsets Bank area of Forest Row. Detached family home with two separate annexe's, ample parking and secluded gardens.

Council Tax band: F

Tenure: Freehold

- DETACHED FAMILY HOME WITH TWO ANNEXE'S
- KITCHEN/ DINER WITH GAS AGA
- SEPARATE ANNEXE - DETACHED
- ADDITIONAL ANNEXE WITH MEZZANINE BEDROOM
- MASTER BEDROOM WITH EN SUITE
- CELLAR, OUTSIDE WC
- SITTING ROOM WITH WOOD BURNER
- SITUATED ON THE ASHDOWN FOREST
- VARIOUS OUTBUILDINGS, 2 x SUMMERHOUSE
- SITUATED IN THE TOMPSETTS BANK AREA OF FOREST ROW
- CLOSE TO ASHDOWN GOLF COURSE





TOTAL FLOOR AREA : 245.1 sq.m. (2638 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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