



The Beech House, Ashdown Village, Forest Row, RH18 5JY

Offers In Excess of **£1,350,000**

**MANSELL
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The Beech House, Ashdown Village

Forest Row

A fabulous opportunity to revitalise and transform a detached American style ranch house with extensive grounds of ten acres in the grounds of the former Ashdown House School on the edge of Forest Row, either utilising the existing building or possible replacement subject to planning permission from Wealden District Council.

This distinctive timber clad dwelling was the former Headmaster/Headmistress's house to the school and extends to over two thousand six hundred square feet (two hundred and forty five square metres). The house is accessed by its own private driveway leading to an extensive parking forecourt and detached garage. The gardens which lie predominantly to the front of the house, comprise the former cricket pitch encompassed by mature hedging and trees, and have a pleasant south facing aspect. The property is arranged over two floors and currently comprises five bedrooms on the first floor, two bathrooms, one ensuite, and a study. The ground floor has a hallway off which is a cloakroom and further ground floor study. To the rear of the house is a living room with doors opening to the gardens. There are double doors to the kitchen which in turn leads into the conservatory. In addition there is a further reception room, suitable as a ground floor bedroom, with an en suite bathroom.



*Outlined area is approximate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



The Beech House, Ashdown Village

Forest Row

Forest Row is an extremely sought after village on the northern outskirts of Ashdown Forest with its 6,400 acres of protected heath/woodland for walking, and riding, by permit. The village itself has a surprisingly wide selection of specialist shops, local stores, churches, cafes and restaurants. Bus services pass through the village to the towns of East Grinstead and Tunbridge Wells with more extensive shopping/leisure facilities and main line rail services to various London Stations.

Council Tax band: G

Tenure: Freehold

- RARE OPPORTUNITY
- DETACHED RANCH STYLE HOME
- OVER 2600 SQ FEET
- FOR REFURBISHMENT/REDEVELOPMENT (stp)
- FABULOUS COUNTRYSIDE SETTING
- TRANQUIL LOCATION
- 5/6 BEDROOMS 3 BATHROOMS
- 3/4 RECEPTIONS CONSERVATORY
- SOUTH FACING GROUNDS OF 10 ACRES (tbc)





Main area: Approx. 214.3 sq. metres (2306.2 sq. feet)
Porch: approx. 30.4 sq. metres (327.5 sq. feet)

Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

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