



## Gatehouse Bungalow, Ashdown Village, Forest Row, RH18 5JY

Offers In Excess of £725,000

**MANSELL  
McTAGGART**  
Trusted since 1947



# Gatehouse Bungalow, Ashdown Village

## Forest Row

A detached bungalow within the grounds of the former Ashdown House School overlooking its own grounds of 1.27 acres. The property requires upgrading, and including the large loft space, has enormous potential for enlargement subject to planning permission from the Local Authority, Wealden District Council, and is considered an ideal opportunity for a purchaser to create a home to their own specific requirements. The total floor area currently extends to over eight hundred square feet (seventy six square metres) Forest Row village is within 1.5 miles and has a wide range of specialist shops, stores, cafes and restaurants together with regular bus services to the towns of East Grinstead, Crawley and Tunbridge Wells providing rail services to various London Stations. Gatwick Airport/Station and the M23 motorway is approximately eighteen miles. Currently it is proposed the bungalow could provide two bedrooms, a bathroom, double aspect lounge, and kitchen on the existing footprint without the loft conversion. The property stands just inside the entrance to the old school at the top of the plot and looks over the extensive south facing grounds.

Council Tax band: E

Tenure: Freehold



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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





## Gatehouse Bungalow, Ashdown Village

Forest Row

Council Tax band: E

Tenure: Freehold

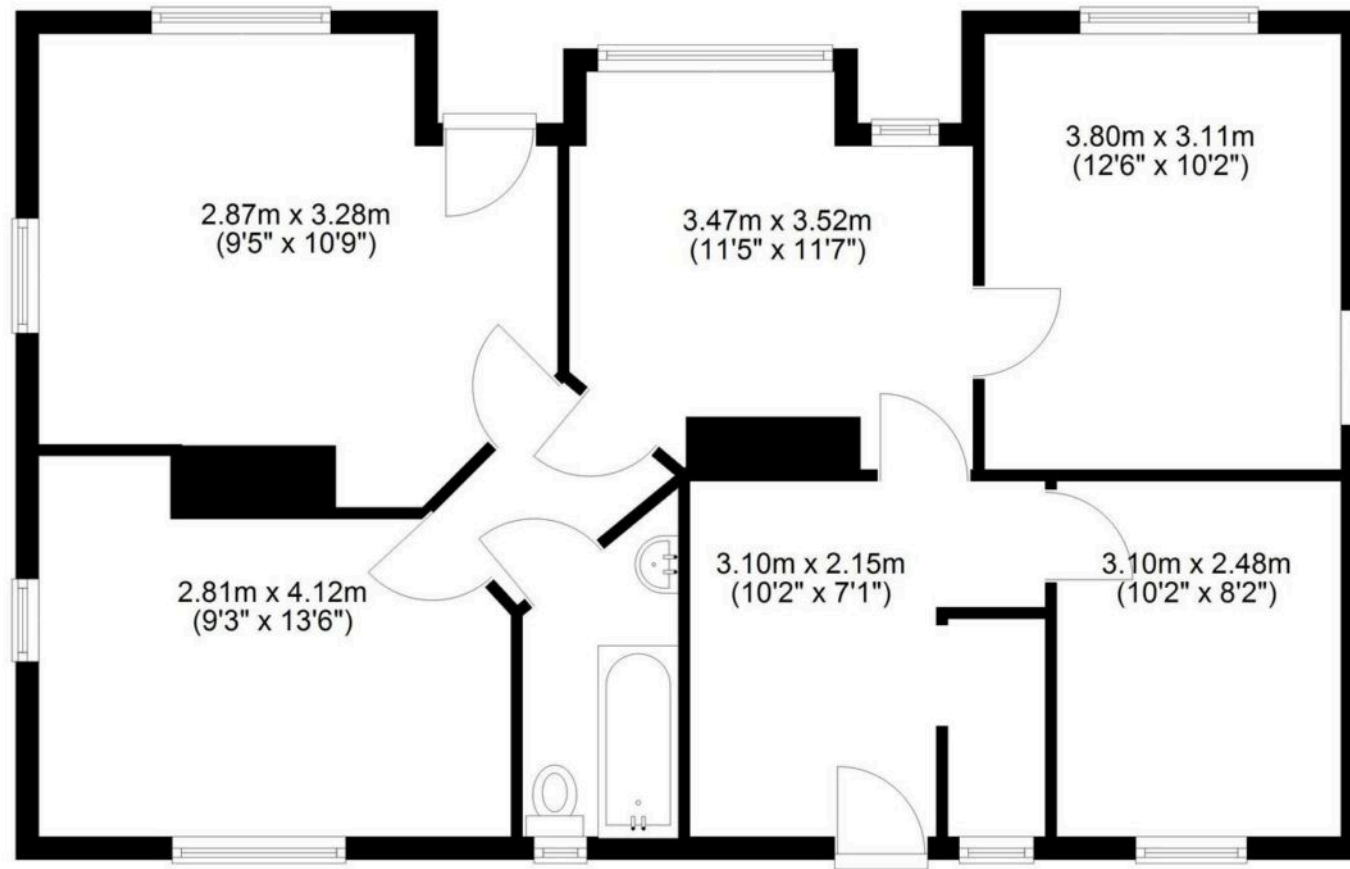
- DETACHED COUNTRY BUNGALOW
- FOR REFURBISHMENT/ENLARGEMENT (stp)
- FRINGE OF FOREST ROW
- FABULOUS LOCATION
- PEACEFUL SETTING
- OVERLOOKING OWN GROUNDS
- 2/3 BEDROOMS BATHROOM
- 1/2 RECEPTIONS KITCHEN
- GARDENS 1.27 ACRES (tbc)





## Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



Total area: approx. 76.0 sq. metres (817.6 sq. feet)

## Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

[fr@mansellmctaggart.co.uk](mailto:fr@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/forestrow/](http://www.mansellmctaggart.co.uk/branch/forestrow/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.