



Substantial detached family house with generous garden

Timberlee, Hartfield Road, Forest Row, East Sussex RH18 5LZ

Guide £1,500,000 Freehold

savills



Porch • Reception hall • Drawing room • Dining room • Sitting room/study • Kitchen/breakfast room • Utility room • WC
 • Principal suite: bedroom, dressing room, bathroom • Three further bedrooms • Bathroom • Loggia • Double garage
 • Greenhouse • Gardens and grounds • About 1.7 acres
 • EPC rating D

Local Information

Timberlee is situated on the south eastern edge of Forest Row, close to Ashdown Forest with its 6,500 acres of heath and woodland. Forest Row has an excellent range of facilities including a number of independent boutiques, a supermarket, several cafes, antique shops, bakery, fishmonger, pubs and schools.

Comprehensive shopping is at East Grinstead (about five miles) and Tunbridge Wells (about 13 miles). There are many leisure activities available locally, including local clubs for football, rugby, cricket and theatre. Across Sussex, activities include riding on Ashdown Forest (for which a permit is required), show jumping at Hickstead, sailing at Ardingly and golf at one of the many courses across the county, including Royal Ashdown Forest just to the south of the village. Spa and country house hotels include Alexander House, Ashdown Park, Gravetye Manor and Ockenden Manor. Rail services: East Grinstead (4.4 miles) to London Victoria, journey time from 56 minutes; Three Bridges (12 miles) to London Victoria/London Bridge/St Pancras International from 35 minutes.

Communications: The M23 is less than 10 miles away providing a direct link with the M25, the

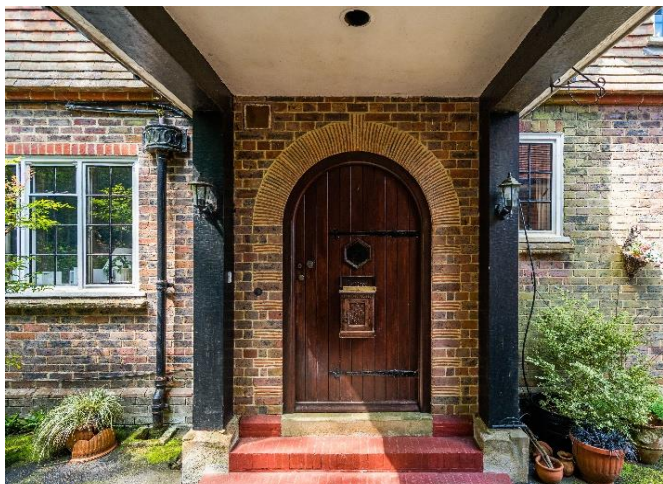
national motorway network and Gatwick Airport (about 13 miles distant). Schools: There are a number of state and independent schools and colleges in the local area, including Forest Row primary school, Brambletye, Cumnor House, Michael Hall Steiner School, Worth School, Lingfield College and Ardingly College.

About this property

Timberlee is substantial detached family house, with part tile hung and part brick elevations under a tiled roof, built in the 1930s and with many classic period features, including high ceilings, cast iron windows, some wood panelled walls and stone fireplaces to the main reception rooms. The house offers enormous potential, with a generous footprint and accommodation totalling over 3,300 sq ft, and is ideally positioned within its grounds, being well set back from the road in an elevated position.

Timberlee has a pleasing layout, with the principal rooms arranged along the rear elevation, offering lovely views over the landscaped gardens and grounds.

The floorplans give a comprehensive overview of the full layout of the house; points of particular note include the reception hall, a grand entrance to the house with a galleried landing and a ceiling mural. The



drawing room has a superb pair of bay windows with seats either side of a cast iron door to the rear terrace and a working stone fireplace; an internal wrought iron gate opens to the dining room, which also has a large bay window framing the views across the gardens. There is a further sitting room/study adjoining the hall, giving access to the generous kitchen/breakfast room, which is served by a utility room, in turn giving access to a WC and out to the driveway.

The principal bedroom suite is an impressive set of rooms comprising a spacious bedroom, a dressing room with fitted wardrobes, and a bathroom. Three further bedrooms (all with basins), a bathroom and WC complete the accommodation.

The property's loft space is extensive, with windows overlooking the grounds and good potential for conversion into an alternative principal bedroom suite or additional bedroom accommodation, subject to the necessary consents.

Timberlee is approached via a pair of electronically operated wrought iron gates, which open to the driveway which winds up through the landscaped gardens and grounds, to the garaging and a carriage driveway ahead of the house. The double garage has two bays with electronically operated up and over doors, and a ladder and hatch opening to a fully boarded loft room with window. A greenhouse is sited to the side, and the garaging is connected to the house, creating covered walkway to the porch. The gardens are a wonderful feature of the house, being

landscaped into distinct sections. To the west of the house is a terrace, with steps down to an expanse of lawn with a small orchard at the furthest point. The remainder of the garden lies to the north of the house and is mainly laid to lawn, sloping away from the house, planted with well-stocked beds and a water feature. The gardens are well-screened by mature shrubs and trees planted; the plot extends in all to about 1.7 acres.

Agent's Note

There will be an overage of 15% over 15 years in the event of development or additional building on the side. This would not apply to an extension to the existing building.

Services

Gas fired central heating. Mains water, electricity, gas and drainage. Partial secondary glazing.

Outgoings

Wealden District Council, 01892 653311. Council tax band G.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Directions

From the centre of Forest Row take the B2110 south, signposted Tunbridge Wells/ Hartfield. Continue out of the village and the gated entrance will be seen on the right hand side, just after the electronic speed sign.

Viewing

Strictly by appointment with Savills on 01444 446000.



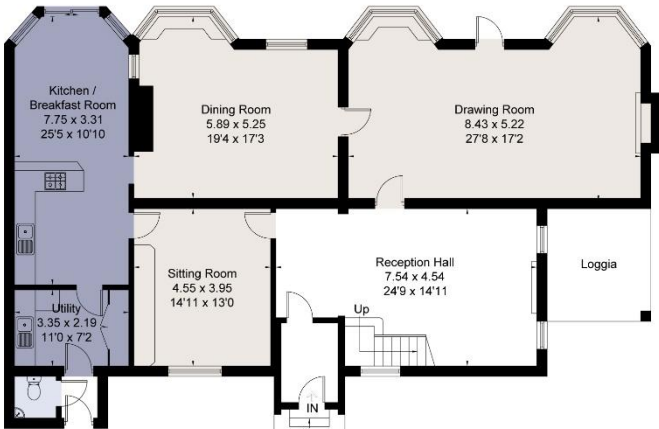


Timberlee, Hartfield Road, Forest Row, East Sussex RH18 5LZ
Gross Internal Area 3336 sq ft, 309.9 m²

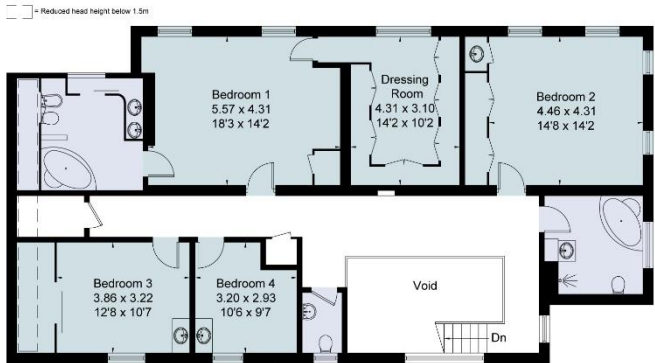
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Approximate Area = 309.9 sq m / 3336 sq ft (Excluding Void)
Garage = 36.6 sq m / 394 sq ft (Excluding Attic)
Total = 346.5 sq m / 3730 sq ft
Including Limited Use Area (5.1 sq m / 55 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-4) A	64	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

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