

Garde Cottage,
Wych Cross, Forest Row



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2,728 sq ft (253 sq m) | Freehold

4 Bedrooms | 2 Bathrooms

Kitchen/Dining Room | 2 Reception Rooms

1.03 acres | Garage with Annexe Potential

Guide price £1,385,000

A handsome and substantial country home featuring classic tile-hung elevations and elegant interiors, set within expansive secluded gardens in a sought-after East Sussex location.

Property

Garde Cottage is a characterful period property that seamlessly combines traditional charm with modern family living. The house features classic red brick and decorative tile-hung elevations and provides more than 2,700 sq ft of beautifully presented accommodation arranged over two floors.

The ground floor opens into a welcoming reception hall with traditional terracotta floor tiles. At the heart of the house is a bright double-aspect kitchen and dining room, designed for everyday living and featuring a classic Aga, bespoke cabinetry and ample space for a large dining table. The dual-aspect drawing room offers an elegant formal reception space, while a separate family room with warm wood flooring provides a more relaxed setting with views over the gardens. Further accommodation on this floor includes a study, utility room, pantry and cloakroom.

The generous first-floor landing, currently arranged as a comfortable seating and reading area, provides access to the four double bedrooms. The principal suite is a particular highlight, featuring a dressing room with built-in wardrobes and a spacious en suite bathroom with a separate shower. The remaining bedrooms are all well proportioned and served by a contemporary family bathroom, with pleasant outlooks across the grounds.



Outside

The property is approached through a secure electric gated entrance onto a sweeping gravel driveway providing parking for multiple vehicles and access to a substantial detached two-storey garage building. The extensive gardens are predominantly laid to lawn and bordered by mature trees and colourful shrubs, creating a high degree of privacy and seclusion. Several outdoor entertaining areas include a paved terrace with a feature pond, a raised timber deck and a pergola-covered seating area. The grounds also include a summer house and a children's play area.

Location

Garde Cottage is situated in the small hamlet of Wych Cross, set within the protected ancient woodland of Ashdown Forest, an Area of Outstanding Natural Beauty renowned for its extensive heathland and scenic walking and riding routes. The nearby village of Forest Row offers a good range of independent shops, cafés, pubs and everyday amenities, while the larger towns of East Grinstead, Tunbridge Wells and Haywards Heath provide a wider choice of shopping, leisure, schooling and transport facilities. The area is particularly well served for schooling, with several highly regarded independent and grammar options nearby. These include Cumnor House School, Brambletye School, Michael Hall School and Lingfield College, together with Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys.

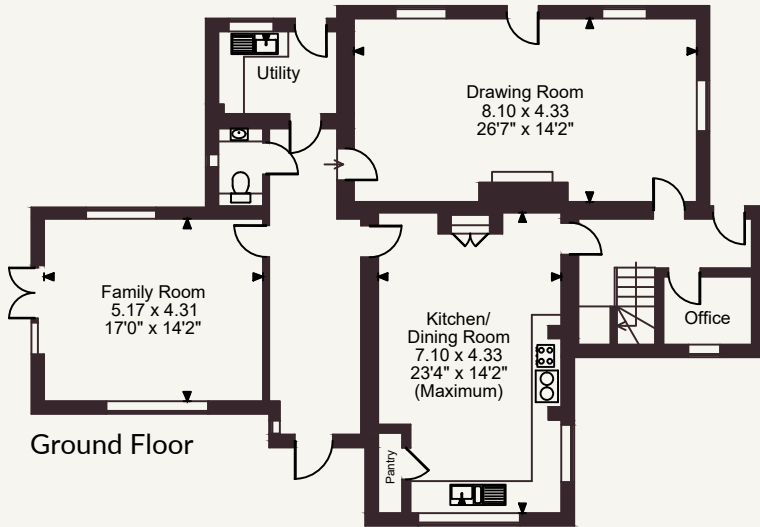
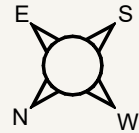
The area enjoys excellent transport connections: East Grinstead provides a mainline station with services to London Victoria and London Bridge, while Forest Row is well connected via local road networks. The A22 is easily accessible, offering a direct route to the M25 at Junction 6 and fast access to Gatwick Airport, the wider motorway network and the South Coast, including Brighton. There is also a new 500 bus service providing direct links to both Gatwick and Eastbourne with convenient access points within walking distance of the property.

General

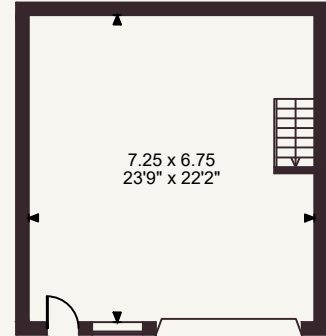
Local Authority: Wealden District Council
Services: Mains water and electricity. Oil fired boiler. Private drainage.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



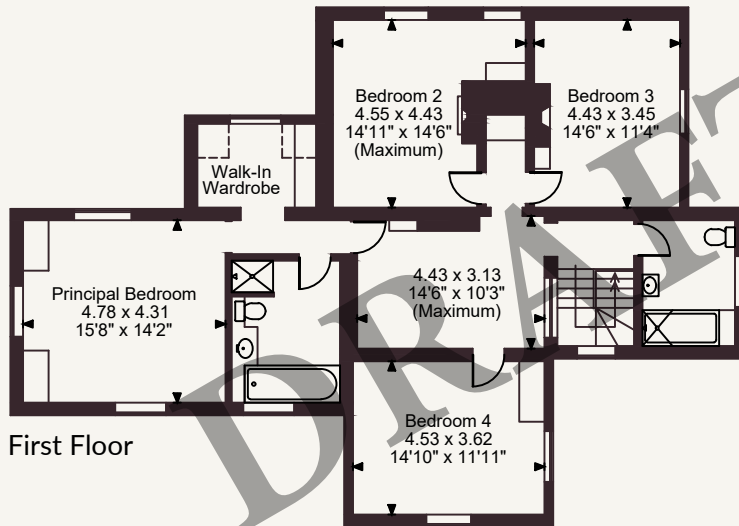
Garde Cottage, Wych Cross, Forest Row, East Sussex
 Main House internal area 2,728 sq ft (253 sq m)
 Garage Building internal area 757 sq ft (70 sq m)
 Summer House internal area 59 sq ft (6 sq m)
 Total internal area 3,544 sq ft (329 sq m)



Ground Floor



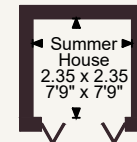
Garage Ground Floor



First Floor



Garage First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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