



Normans Wood,
Forewood Lane,
Crowhurst,
East Sussex,
TN33 9AB



Forewood Lane

A substantial detached Edwardian house, circa 3717 sq.ft., providing up to 6 bedrooms including a self contained annexe, all set in a convenient location within a short walk of Crowhurst station enjoying views over its own gardens and grounds of just under 1 acre.

Features

DETACHED EDWARDIAN HOUSE

4 BEDROOMS 1 WITH EN-SUITE

DETACHED GARAGE

CLOSE TO STATION

3 RECEPTION ROOMS

1 BEDROOM ANNEXE

ESTABLISHED GARDENS

PERIOD FEATURES



Description

Viewing is highly recommended to appreciate this elegant detached family home which is set in a semi rural location within a 3 minute walk of Crowhurst station with services to London Bridge and Charing Cross. The house is believed to date back to 1904 and presents predominantly brick and tile hung elevations below a tiled roof with an extension that can be used as part of the main living accommodation or to provide a self contained annexe. The generous accommodation offers three reception rooms which retain characterful features, all arranged around a reception hall with the original staircase and many of the rooms enjoy an attractive outlook onto the garden. The kitchen has been extended in later years and includes a 4 oven Aga. The mature gardens are mainly laid to lawn on three levels and include a swimming pool. To the front a gravel driveway leads round a central island to a detached garage and to the rear of the annexe is a private area of garden. The property is well situated for local schooling including Claverham Community Collage.

NOTE: We are advised there is a small amount of Japanese knotweed on the boundary of the property which is being treated under guarantee.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings road (A2100) and turn right at Crowhurst Park into Telham Lane. Proceed along for some distance and continue into Forward Lane. continue along for some distance where the property will be found on the left hand side before entering the village centre.

What3Words:///salary.failed.covenants



PORCH

with quarry tiled flooring and double multi-pane doors to

RECEPTION HALL

with recessed lighting, exposed floorboards and large double cupboard with hanging and shelving. Double radiators.

DRAWING ROOM

14' 0" x 14' 0" (4.27m x 4.27m) a dual aspect room with double doors to raised veranda, recessed lighting, exposed floorboards and centre painted fireplace with slate hearth (not in use). Extensive fitted shelving, window seat, radiators throughout.

DINING ROOM

17' 1" x 14' 0" (5.21m x 4.27m) with bay window to front, exposed wooden floorboards, window seat concealing radiator and central open fireplace with Yorkstone hearth. A wide opening leads through to the

KITCHEN

19' 8" x 8' 4" (5.99m x 2.54m) having a triple aspect with arched windows overlooking the gardens. The kitchen is fitted with a bespoke range of handmade kitchen cabinets providing cupboards and drawers with integrated dishwasher and space for a fridge/freezer. There is a 4 oven electric Aga and a 1 1/2 bowl stainless steel sink with mixer tap and etched drainer. There is a second sink with mixer tap and built-in water filtration system. A door leads to the veranda measuring 12' 1" x 8' 3" (3.68m x 2.51m) with tiled floor taking in views of the garden.

SITTING ROOM

13' 4" x 10' 5" (4.06m x 3.17m) with window to rear.



INNER HALLWAY

with quarry tiled floor and stairs rising to first floor landing with understairs storage, larder cupboard measuring 16' 0" x 3' 7" (4.88m x 1.09m) with obscured window to side, radiator.

CLOAKROOM

with obscured window to front, slate flooring, vanity sink with mixer tap, low level wc and radiator with towel rail.

UTILITY ROOM

10' 0" x 10' 0" (3.05m x 3.05m) with window and door to rear, space and plumbing for appliances, butler sink, wall mounted cupboards, radiator.

BOILER CUPBOARD

6' 4" x 4' 6" (1.93m x 1.37m) housing the water tank and boiler and connecting to the self contained Annexe. A door connects through to inner hallway and a secondary staircase providing access to

FIRST FLOOR LANDING

15' 0" x 9' 4" (4.57m x 2.84m) having a dual aspect, radiator and loft access.

MASTER BEDROOM

16' 8" x 14' 0" (5.08m x 4.27m) a dual aspect room with views of the garden, recessed lighting, two large walk in wardrobes with hanging and shelving. Door to EN-SUITE BATHROOM part tiled with a P shaped bath, shower and shower screen, corner pedestal wash hand basin with mixer tap, concealed cistern wc, heated towel rail.



BEDROOM 2

16' 7" x 15' 8" (5.05m x 4.78m) a dual aspect room with bay window taking in views of the garden, radiator, wash hand basin with mixer tap.

BATHROOM

with bay window to rear and fitted with a white suite comprising a vanity sink with mixer tap, centre bath with shower attachment, concealed cistern wc, heated towel rail and large tile enclosed shower.

INNER LANDING

15' 6" x 9' 1" (4.72m x 2.77m) with window to side, radiator, cupboards with hanging and shelving.

BEDROOM 3

16' 3" x 12' 8" (4.95m x 3.86m) with window to rear, radiator and wash hand basin with mixer tap.
A secondary staircase leads to

SMALL LANDING/OFFICE AREA

7' 0" x 6' 5" (2.13m x 1.96m) with skylight above and door through to annexe bedroom.

THE ANNEXE COMPRISES

ANNEXE KITCHEN 13' 10" x 11' 7" (4.22m x 3.53m) with door to front and fitted with a range of base and wall mounted kitchen cabinets and large storage cupboard measuring 8' 1" x 6' 9" (2.46m x 2.06m) .

ANNEXE LIVING ROOM

13' 10" x 12' 6" (4.22m x 3.81m) with window and door to private garden, laminate flooring, radiator.

ANNEXE BEDROOM/STUDIO

25' 0" x 14' 0" (7.62m x 4.27m) a dual aspect room with bay window to rear, laminate flooring.

ANNEXE BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m) with circular window to side, P shaped bath with tiled enclosure and shower screen, vanity sink unit with mixer tap, low level wc, radiator with towel rail.

DETACHED GARAGE

23' 3" x 19' 6" (7.09m x 5.94m) of brick construction below a tiled roof.

OUTSIDE

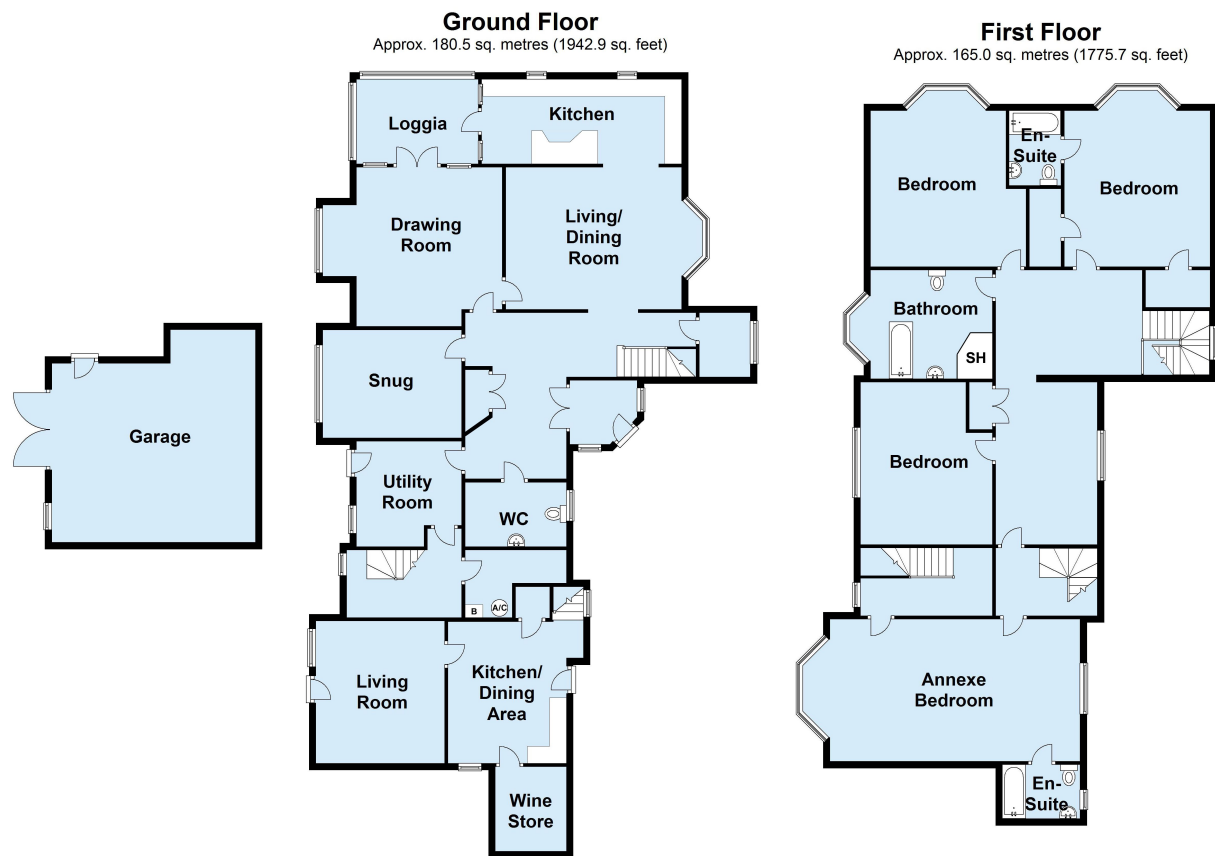
To the front is a gravel turning circle and access to the garage. the garden opens out to the rear of the property providing two main areas of lawn. to one side is a kitchen garden with a 20' greenhouse. Beyond is a small area of orchard and a further lawn wraps around an out of ground swimming pool with raised deck and shed housing the filtration system. Beyond the gardens gently fall away, the whole being hedge enclosed. The private garden to the rear of the annexe is laid to lawn with planted flowerbeds and mature borders.

COUNCIL TAX

House - Rother District Council Band G £4,381.44.

Annex - Band A £1,752.57





Total area: approx. 345.5 sq. metres (3718.6 sq. feet)
For illustration purposes only - not to scale

