

Guide Price

£800,000

Garnham  
H Bewley

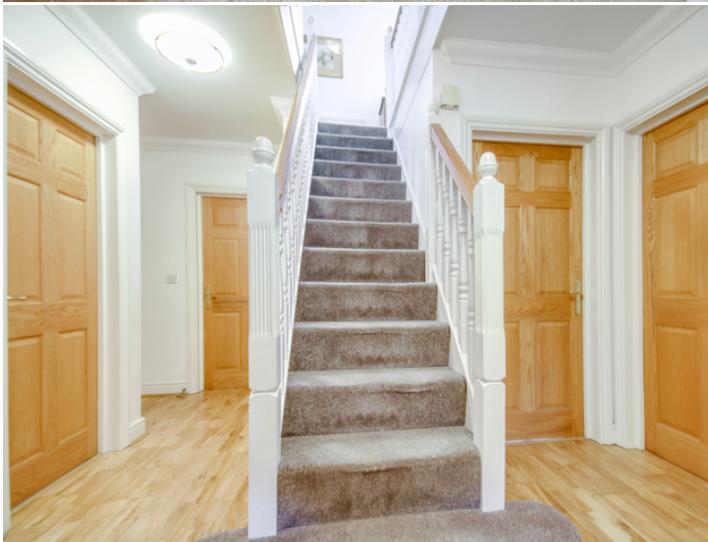
1 Walhatch Close, Forest Row



- Family Home Over 2000 sq ft
- Five Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Kitchen and Conservatory
- Utility and Downstairs W.C.
- Rear and Side Garden
- Double Garage

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



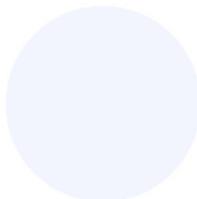
## 1 Walhatch Close, Forest Row, East Sussex RH18 5GT

Guide Price £800,000 to £815,000. Garnham H Bewley are pleased to present this spacious family home arranged over three floors, built in the early 2000s by the well-regarded developers Charles Church. Designed to maximise light and space, the house features rendered external elevations beneath a tiled roof, along with double-glazed windows and gas-fired central heating. This attached home offers well-planned accommodation extending to over 2,000 sq ft, with potential to open up and reconfigure the kitchen/breakfast room and conservatory if desired.

The ground floor includes a welcoming entrance hall with useful storage cupboards, leading to a comfortable lounge with glazed doors opening into the conservatory. The conservatory in turn connects to a well-appointed kitchen fitted with a double oven, hob, wall units, work surfaces, drawers and cupboards. A study, separate dining room, utility and downstairs W.C. are also located on the ground floor.

On the first floor there are two double bedrooms, both with en-suite facilities, along with a further double bedroom that enjoys countryside views to the rear, and a family bathroom. The top floor provides two further south-west facing double bedrooms and an additional bathroom.

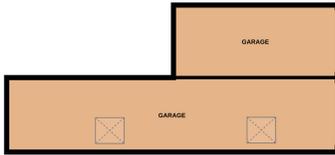
Outside, the property benefits from a thoughtfully arranged corner garden, partly walled and mainly laid to lawn with specimen plants. There is a generous terrace, pathways, a sheltered lower patio area and several storage sheds. To the rear of the property, accessed via an archway, are the garages, comprising a single garage and a double tandem garage with parking in front. Situated at the end of the garden, these buildings may offer potential for conversion to a home office or studio, subject to the necessary planning consents.



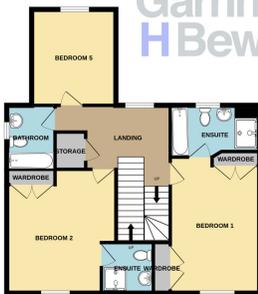
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# Accommodation

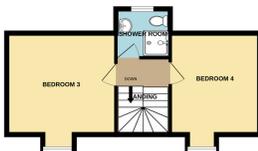
GROUND FLOOR  
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



2ND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 2504 sq.ft. (232.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor

### Entrance Hall

### Downstairs W.C.

**Kitchen/Breakfast Room**  
16' 6" x 9' 7" (5.03m x 2.92m)

**Utility**  
9' 1" x 5' 2" (2.77m x 1.57m)

**Conservatory**  
14' 5" x 9' 10" (4.39m x 3.00m)

**Living Room**  
16' 3" x 14' 8" (4.95m x 4.47m)

**Dining Room**  
11' 11" x 9' 5" (3.63m x 2.87m)

**Study**  
9' 1" x 7' 3" (2.77m x 2.21m)

## First Floor

### Landing

**Main Bedroom**  
16' 4" x 10' 3" (4.98m x 3.12m)

### En-suite

**Bedroom 2**  
14' 2" x 12' 6" (4.32m x 3.81m)

### En-suite

**Bedroom 5**  
10' 6" x 9' 9" (3.20m x 2.97m)

### Family Bathroom

## Second Floor

### Landing

**Bedroom 3**  
12' 6" x 11' 7" (3.81m x 3.53m)

**Bedroom 4**  
11' 5" x 10' 4" (3.48m x 3.15m)

### Shower Room

## Outside

### Garden

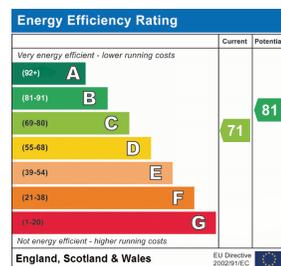
**Garage 1**  
38' 0" x 8' 6" (11.58m x 2.59m)

**Garage 2**  
18' 9" x 8' 4" (5.71m x 2.54m)

### Driveway



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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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