



Ryst Wood Road, Forest Row, East Sussex, RH18 5LX

**Howard**  
**Cundey**



## Ryst Wood Road, Forest Row, East Sussex, RH18 5LX

A spacious detached individual home situated in a sought-after residential road, recently refurbished and enjoying secluded mature gardens with separate studio. Available January 2016. EPC: C

- Situated in a highly desirable road
- Close to Ashdown Forest
- 4/5 bedrooms
- Italian Bespoke Kitchen/Breakfast Room with Utility Area
- Dining Hall and living room
- Conservatory
- Three Bath/Shower Rooms
- Unfurnished
- Available January
- EPC: C

£3,750 pcm\*

\*Please note initial administration charges apply. For details call us or visit





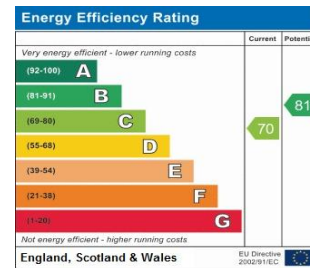


## DESCRIPTION

Rarely does a property with so much to offer come to the market to rent. Spacious and welcoming this property is perfect for a family home and/or for entertaining. On the ground floor you will find an extremely good sized lounge with log burner and views over the gardens to the side and the rear. The dining room leads off the lounge and is perfect for cozy family dinners whilst the kitchen diner, the real heart of this home, is fitted with Italian bespoke units and integrated appliances, with plenty of space for a kitchen table. At the opposite end of the kitchen diner is a utility area and this leads through to the 20ft conservatory. Also on the ground floor you have a cloakroom and a study (possible downstairs bedroom). On the first floor this stunning home boasts a double aspect 7m x 5m master bedroom with ensuite bathroom with separate shower cubicle. Also on the first floor are 3 further bedrooms, one with ensuite shower room and a family shower room. Outside the property offers a detached studio and workshop with decking area, gardens to the side and rear and gated driveway with parking for several cars. If you are looking for something out of the ordinary that is sleek and stylish throughout look no further, call now to book your appointment to view. Available January 2016. EPC: C

## ROUTE TO VIEW

From our Forest Row office proceed along Hartfield Road towards Colemans Hatch, continue through the first road calming (Post Horn Lane on the right) then take the first entrance to Ryst Wood Road on the right-hand side. Continue along this road for approximately quarter of a mile and the property can be found on the right.

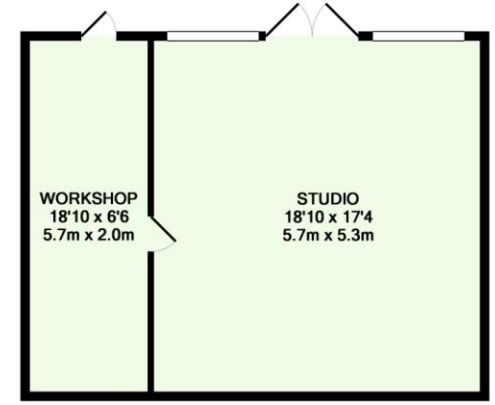
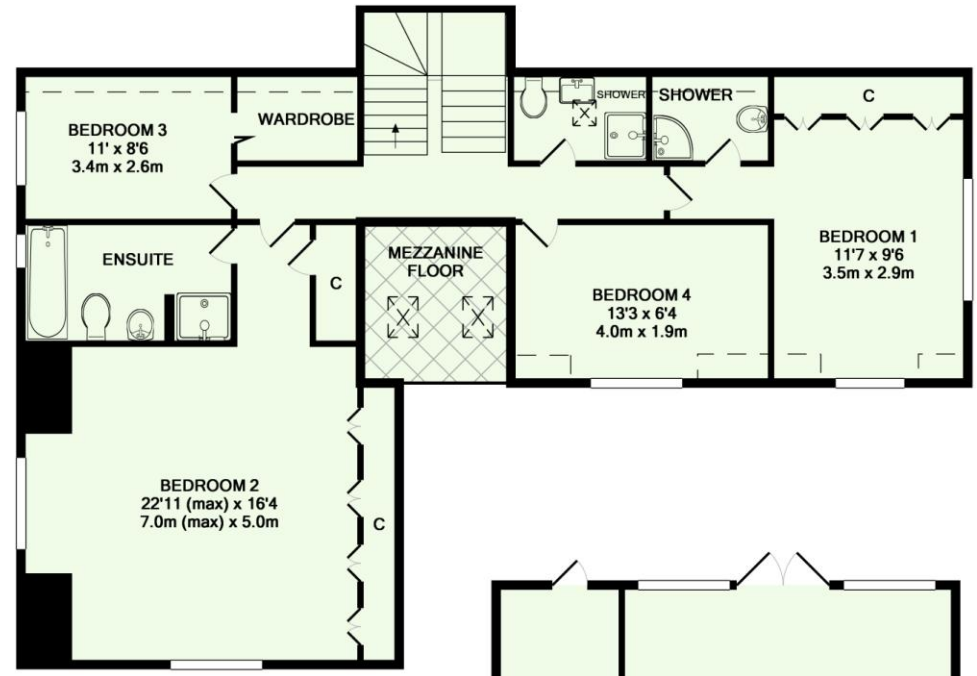
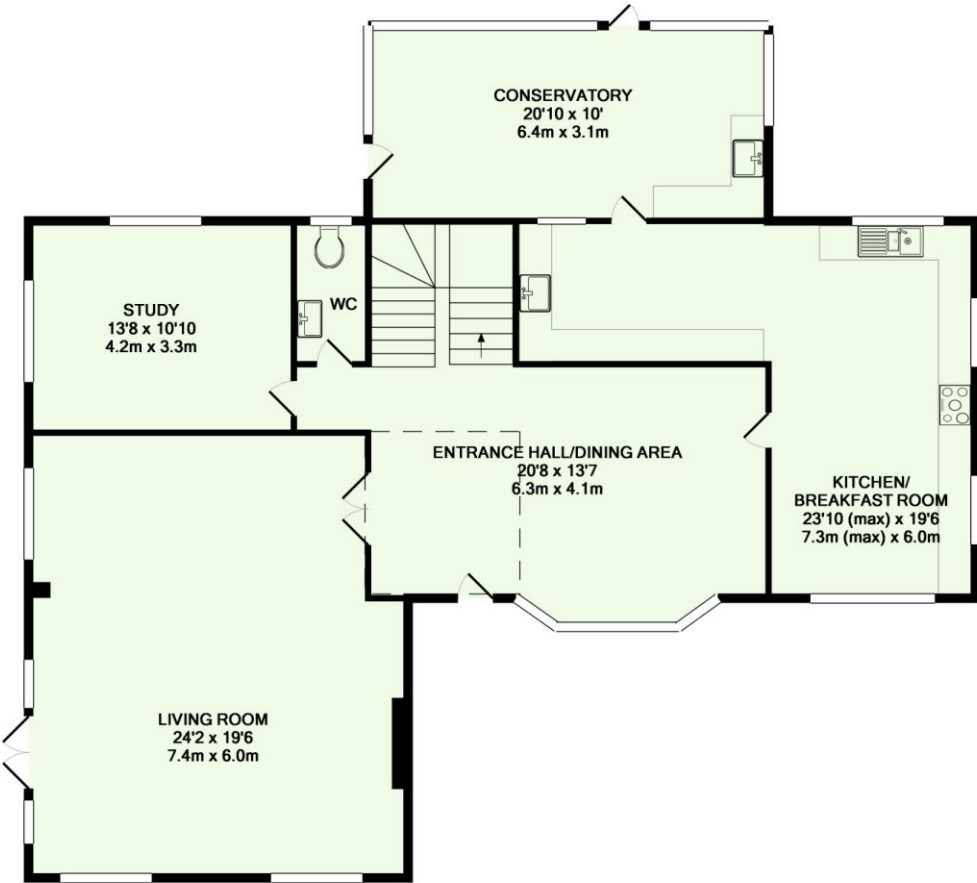


The full EPC is available on request.

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SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



TOTAL APPROX. FLOOR AREA 2879 SQ.FT. (267.5 SQ.M.)

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