



BALFOUR GARDENS, FOREST ROW

JACKSON-STOPS 

PINEWOOD
BALFOUR GARDENS
FOREST ROW
RH18 5LJ

GROSS INTERNAL AREA: 5454 SQ F / 506.6 SQ M

AN EXCEPTIONAL, FULLY REFURBISHED AND
REIMAGINED, ARTS AND CRAFTS STYLE COUNTRY
HOUSE ON THE OUTSKIRTS OF FOREST ROW,
EAST SUSSEX.



DISTANCES

East Grinstead Station 4.6 miles

Tunbridge Wells 13.4 miles

Gatwick Airport 13.2 miles

Brighton 24.5 Miles

(All mileages are approximate)

KEY FEATURES

- An immaculately presented, Arts and Crafts style family home, refurbished to an exacting standard.
- A stunning vaulted Reception Hall with large floor-to-ceiling feature windows.
- A beautifully appointed kitchen with electric AGA, pantry and scullery.
- Three reception rooms and study.
- Principal bedroom suite with dressing room and luxurious bathroom, four additional bedrooms all with ensuite shower rooms.
- A wonderful self-contained studio / guest suite with ensuite bathroom.
- Spectacular formal gardens and grounds of circa three quarters of an acre.

PROPERTY INFORMATION

- Services: Mains water, electricity, drainage and Air Source heat pump central heating.
- Council Tax Band G.
- EPC Rating C.
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400



DESCRIPTION

Pinewood is a generous Arts and Crafts style family home, completed and renovated by the current owners to an exacting standard, offering classical elegance and modern sophistication, whilst retaining its architectural integrity.

Beautifully reimagined, with great attention to detail, with the highest quality of natural materials and architectural salvage, all of which blend modern technology with period elegance.

The large floor-to-ceiling windows throughout maximise natural light and afford fabulous views across the mature landscaped gardens and grounds. Entered through a pair of double doors, the panelled reception hall, with its vaulted ceiling, parquer flooring, sweeping spiral staircase and bay window create a spectacular entrance, flooding the house with natural light. Leading off the hall are two reception rooms, including a sitting and formal dining room, a triple-aspect games room, laundry, boot room and office. Walking through the striking library leads to the stunning kitchen / breakfast room, with a plethora of storage, central preparation island, an electric AGA, a bespoke fitted pantry and scullery.

Leading up the majestic staircase to the first-floor galleried landing, there are five bedrooms and five bathroom/shower rooms. The principal suite has a well-appointed bespoke dressing room and luxuriously appointed bathroom with walk-in shower. There are four further bedrooms all with beautiful ensuite shower rooms.

Attached to one side of the house is a workshop and an office/annexe with bed/sitting room and shower room.

OUTSIDE

Approached via a gravel driveway there is parking for several vehicles. Planning consent has been granted WD/2025/0078 for a 2-bay barn style garage. Steps lead down towards the front door, leading through formal gardens with a paved seating area, beech hedging and herbaceous borders. To one side of the house is a wood store and Air Source heat pumps.

A wonderful feature of the property is the rear garden with a large brick paved terrace, formal sweeping lawns, perennial and herbaceous borders, topiary, a stone wall and summer house. Steps also lead down to another terrace with hornbeam hedging and mature specimen trees.



LOCATION

Pinewood is situated on the outskirts of Forest Row with easy access to the Ashdown Forest and the nearby golf course. There is a wide selection of local amenities including independent shops, convenience store, a medical centre, dentist, excellent pubs, restaurants and cafes.

Nearby East Grinstead (4 miles) has an even greater range of shops and leisure facilities along with superb rail connections into central London (London Victoria and London Bridge circa 55 mins). Haywards Heath (7 miles) and Tunbridge Wells (10 miles) as well as Brighton and Gatwick.

The surrounding countryside provides a vast range of sporting and recreational activities including superb golf courses, Weir Wood and, Ardingly reservoir, The Royal Botanical Gardens at Wakehurst, Glyndebourne, Goodwood and Plumpton, all within easy reach. The local footpaths provide a vast network of stunning walks, many leading towards the South Downs and Ashdown Forest National Parks.

An excellent choice of local Prep schools such as Copthorne, Great Walstead, Cumnor House, and Brambletye as are Michael Hall, Ardingly College, Worth School, Hurstpierpoint College, Burgess Hill School for Girls and Brighton College all within the area.

LOCAL AUTHORITY

Wealden District Council.



PROPERTY INFORMATION

Viewing: Strictly only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property..

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Approximate Gross Internal Area = 448.7 sq m / 4831 sq ft
(Excluding Void)

Annexe = 39.5 sq m / 426 sq ft

Storage = 18.3 sq m / 197 sq ft

Total = 506.6 sq m / 5454 sq ft



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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