



RYST WOOD ROAD, FOREST ROW

JACKSON-STOPS 

RUSKINS FIELD
RYST WOOD ROAD
FOREST ROW
RH18 5LX

TOTAL GROSS AREA 2426 SQ FT / 225.2 SQ M

A BEAUTIFUL, CONTEMPORARY SCANDIA HUS HOUSE, PRESENTED IN IMMACULATE CONDITION IN FOREST ROW, ADJACENT TO THE GOLF COURSE.



DISTANCES

FOREST ROW VILLAGE 0.9 MILES
EAST GRINSTEAD STATION 4.3 MILES
GATWICK AIRPORT 13.2 MILES
BRIGHTON 26.4 MILES
(ALL MILEAGES ARE APPROXIMATE).

KEY FEATURES

- A beautifully presented, detached, Scandia Hus family home, contemporary in style
- A large open-plan kitchen / dining / sitting room
- Additional sitting room with wood burning stove and views across the garden
- Four bedrooms and three bathroom / shower rooms
- A substantial, detached studio / office with wood burner and verandah
- Beautiful landscaped gardens by the award winning designer John Brookes
- An attached double garage
- A stunning rural plot just outside Forest Row.

PROPERTY INFORMATION

- Services: Mains water and electricity, solar hot water, solar PV and internal heat recovery system
- Council Tax Band G
- EPC Rating D
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Ruskins Field is a beautiful family home, set in an idyllic location, on the outskirts of Forest Row and adjacent to the Royal Ashdown Forest Golf Course in East Sussex.

The original Scandia Hus was built in 1988 and has been extended, upgraded and refurbished by the current owners to create this wonderful, contemporary-style family home.

The property is accessed via a large, vaulted entrance hall with rooms to both sides, including a beautiful sitting room with wood burning stove, large glass doors and a conservatory to one end. Further along the central hallway is a wonderful double aspect kitchen / dining / sitting room with built-in cupboards, electrical appliances and an Everhot range stove. To the end of the kitchen is a well-appointed utility room. The sitting room, conservatory, and kitchen all provide direct access to the beautiful gardens.

The property boasts four bedrooms, the principal suite has fitted wardrobes and an ensuite shower room. The guest suite has an adjacent shower room and there are two further bedrooms both with built-in storage and a well-appointed family bathroom.

The house has very good green credentials including solar PV, triple glazing throughout, an internal heat recovery system, constant solar generation monitoring through the SolarEdge system, a smart meter for dual tariff electricity and EV charging.

Planning permission was granted to convert the existing garage into additional accommodation and to build a new garage block, drawings are available, please ask the agent.

OUTSIDE

A particular feature of the property is the stunning garden, landscaped by award winning designer John Brookes. Leading off the sitting room is a wonderful terrace with raised platform, ideal for entertaining and alfresco dining. Further along is a beautiful vine clad pergola over an outdoor sitting room.

A luxurious, oak framed, detached studio / office with platform bed, fast broadband and wood burning stove is to one end of the garden, perfect for working from home or additional accommodation, currently used as a recording studio.

The gardens feature mature oaks, firs, figs and carefully planted borders. The garden provides various 'outdoor rooms' and terraces, one which features a wood fired pizza oven. There is a double attached garage, tool sheds and covered log store. Wood cutters rights in the Forest can be obtained upon application.





LOCATION

Ruskins Field is located to the southeast of the highly popular village of Forest Row and is walking distance to the centre of the village and Michael Hall school.

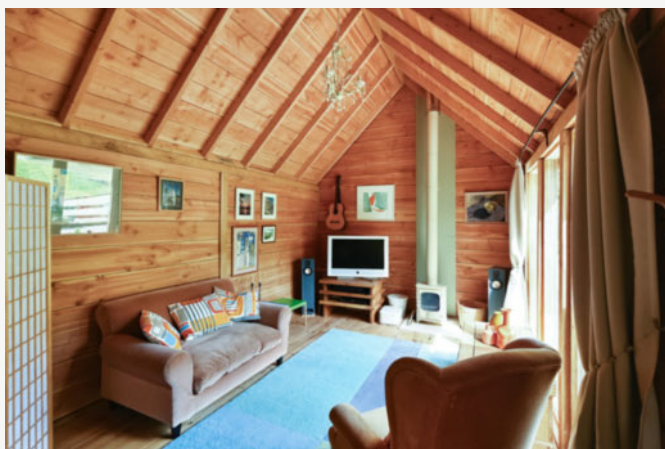
Forest Row offers a range of day-to-day shopping facilities, a health centre, vet, primary school, churches and pubs/restaurants. Approximately 4 miles away is East Grinstead town centre which has a wide range of shopping facilities, a leisure centre and a main line station serving London. Similar facilities can also be found at Tunbridge Wells. Further main line stations can be found at Haywards Heath and Gatwick.

There are a good number of well-regarded schools and colleges in the local area, including Forest Row primary school, Brambletye, Cumnor House, Ardingly College and Michael Hall Steiner School. The M23 (about 10 miles) provides a direct link with the M25 and then onto the motorway network, Gatwick, Heathrow and Stansted International Airports, Channel Tunnel Terminus and Ports, Bluewater, and Ebbsfleet Terminal.

Ruskins Field has direct access to the Ashdown Forest and is adjacent to the Royal Ashdown Forest Golf Course, rated as one of the top 100 courses in the country by Golf World.

LOCAL AUTHORITY

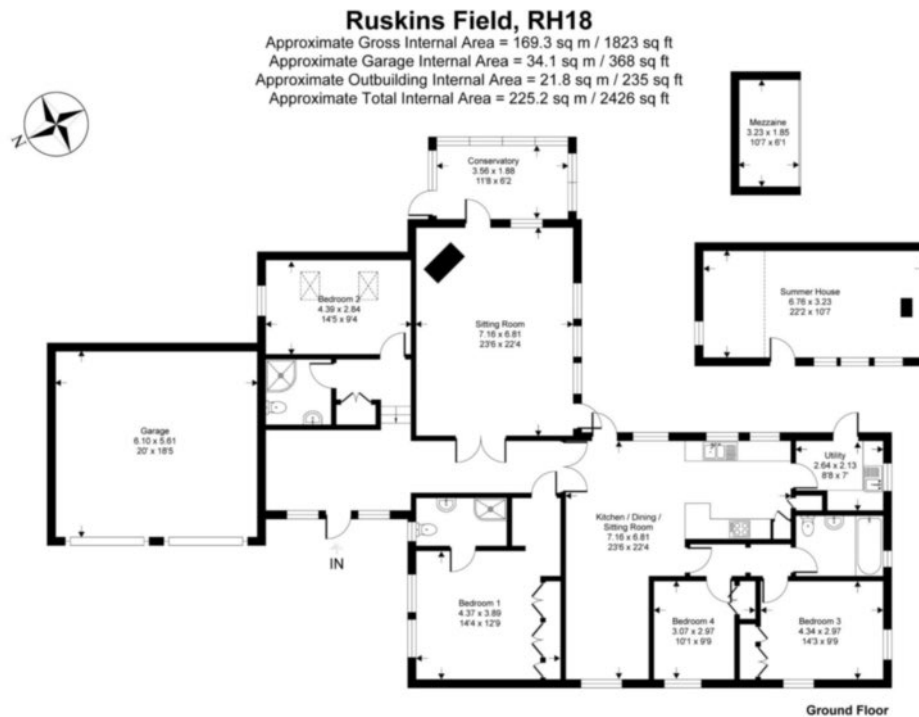
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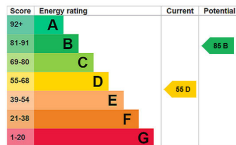
PROPERTY INFORMATION:

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.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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