

Forgewood House

Eridge Green, Tunbridge Wells, East Sussex





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Eridge Park, Eridge Green, Tunbridge Wells, East Sussex

An exceptional country house with leisure facilities set in a peaceful and private setting about 3 miles south of Tunbridge Wells.

Eridge station 1.7 miles (London Bridge from 63 minutes), Tunbridge Wells station 3.5 miles (London Bridge from 42 minutes), Crowborough 4 miles, Rotherfield 4.5 miles, Gatwick airport 24 miles, London 43 miles (All distances and times are approximate)

Accommodation

Reception Hall | Drawing Room | Dining Room | Sitting Room | Study | Kitchen/Breakfast Room | Utility Room
Bedroom/Sitting room | Kitchenette | Bathroom/ WC

Principal Bedroom with En Suite Bathroom | 5 Further Bedrooms three of which are en suite | Family Bathroom | Office

Leisure Complex with Indoor Heated Swimming Pool | Gymnasium/Games Room
Steam Room | Sauna | Hydro pool | Changing room | Shower room | WC

Two Garages

South Facing Terrace | Gardens and Grounds with Lake

In all about 4 acres

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Situation

Forgewood House is approached by long private drive over the Eridge Park Estate which lies about 3 miles to the south of Tunbridge Wells. The house is in an idyllic rural setting surrounded by woodland and fields. The house is very conveniently situated for easy access to mainline stations, Tunbridge Wells and Crowborough.

In Tunbridge Wells there are comprehensive shopping facilities including many major national stores at the Royal Victoria Shopping Mall along with a wide variety of individual shops, boutiques and restaurants, in the southern part of the town are the famous Pantiles, and a Sainsburys superstore.

Recreational amenities in the area include a cinema complex, theatres, two golf courses and tennis and squash clubs. Eridge Green itself is a small village with a church, pub/restaurant and on the outskirts an excellent farm shop and Eridge Station.

The historic village of Rotherfield offers a number of independent shops, village store and post office, primary school, doctors surgery, public houses and a church.

For the motorist, there is access onto a number of major road routes including the A26 and the A21 at Tunbridge Wells with its links to the M25 network, and the airports of Gatwick and Heathrow.

There is a good choice of schooling in the area in both the state and private sectors. Leisure activities include riding and walking in the surrounding countryside and golf at a number of interesting courses in the vicinity including The Nevill in Tunbridge Wells, Crowborough Beacon, Dewlands Manor and Dale Hill.

Forgewood House

This fantastic country house was built about 20 years ago in the Wealden hall house style with a superb leisure complex. This property is spacious throughout and offers a versatile layout mainly over 3 floors. Throughout there are numerous notable features including the double height reception hall with galleried landing and tall windows to one side.





The drawing room is beautifully proportioned and includes a woodburner, exposed ceiling beams, and open onto the kitchen/breakfast/living room

The large kitchen/breakfast room is superbly fitted and opens onto the sitting room and dining area with double doors opening onto the large terrace and windows running one side of the room.

The delightful principal bedroom has attractive outlooks on 3 sides and offers a fantastic en suite bathroom which is approached by a spiral staircase in the corner of the room.

On the lower ground floor there is a further space which has been adapted to be used as a separate annexe suite with sitting room, bedroom, kitchenette and bathroom.

The extensive raised terrace at the rear at upper ground floor level provides a wonderful south facing outlook over the gardens and grounds and is an excellent entertaining area.

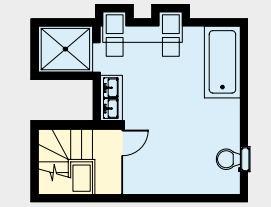
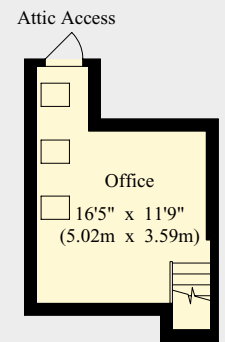
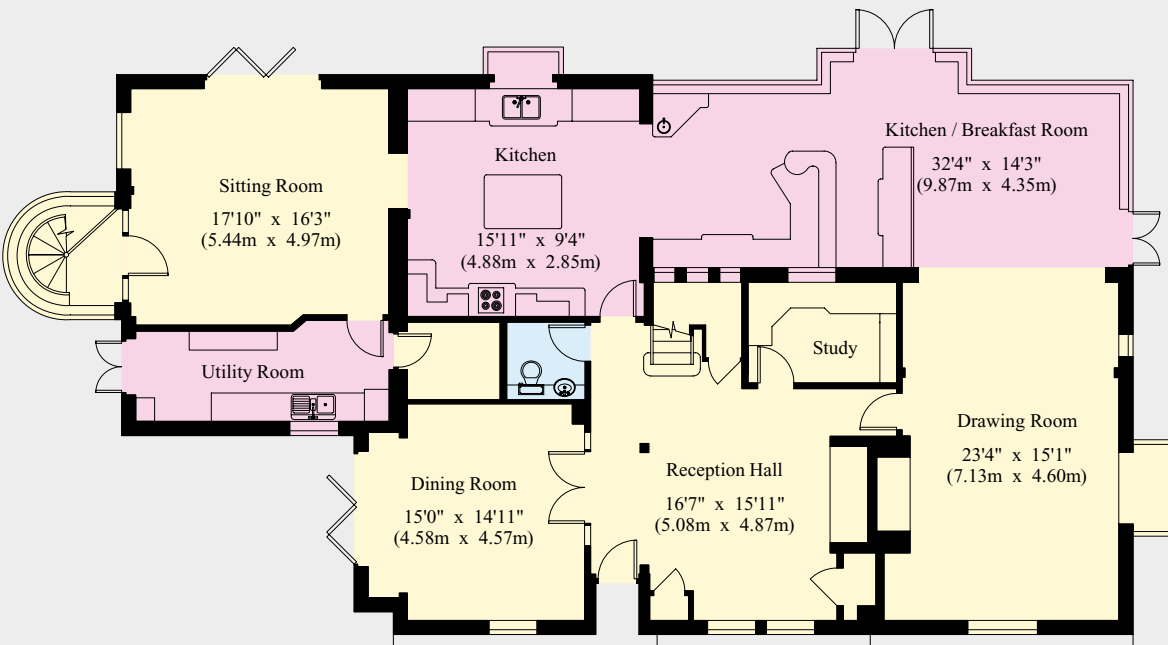
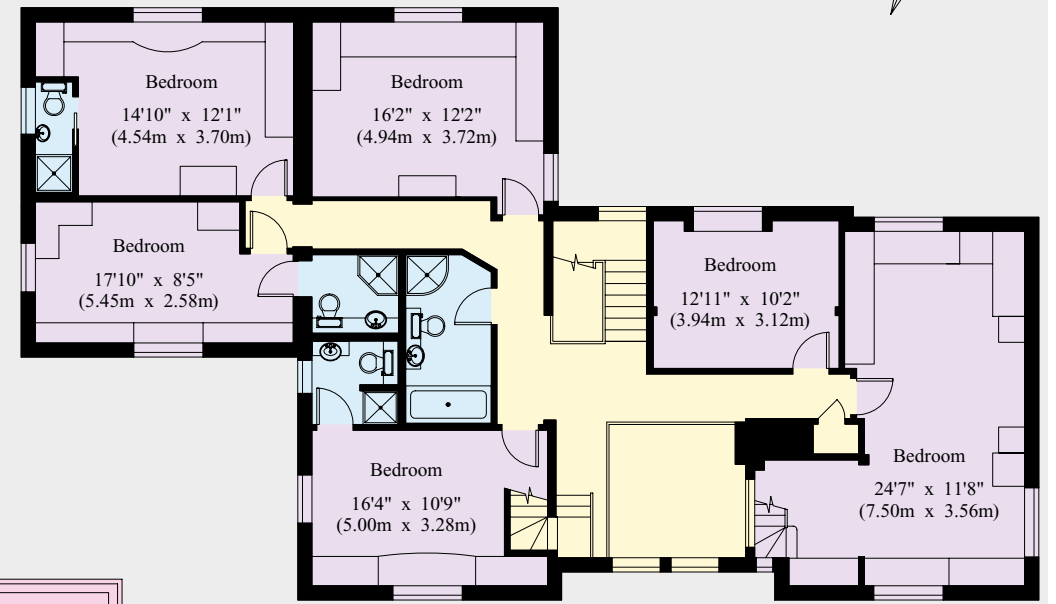
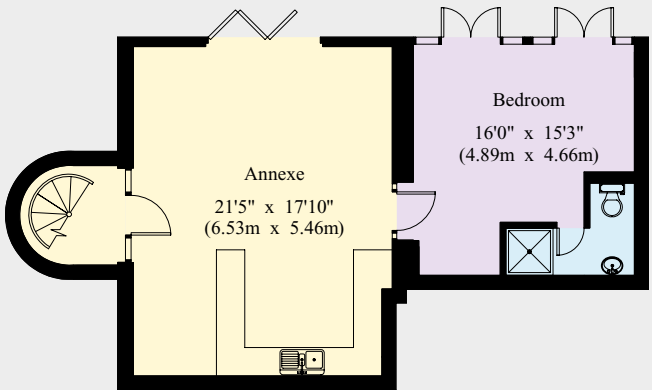
The swimming pool and leisure complex also forms part of the garage block and is an impressive building in keeping with the original house. In the swimming pool area, there is a magnificent tiled swimming pool with windows the length of one wall and at the side a steam room. Double doors lead through to the Hydro pool where there is also a spiral staircase up to the gym with its own shower room, cloakroom and door to an outside staircase to the ground floor. At the front of the complex are two garages.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

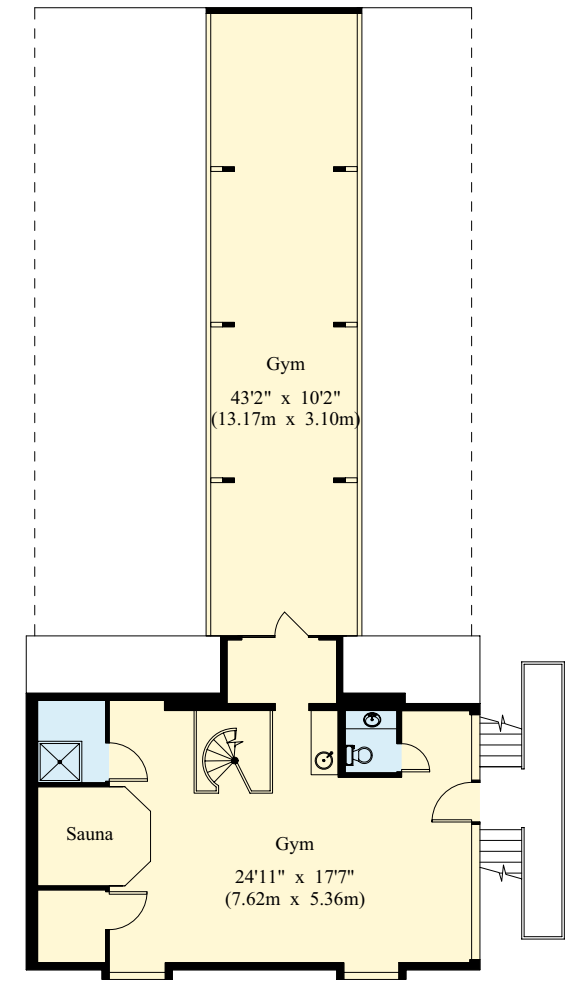
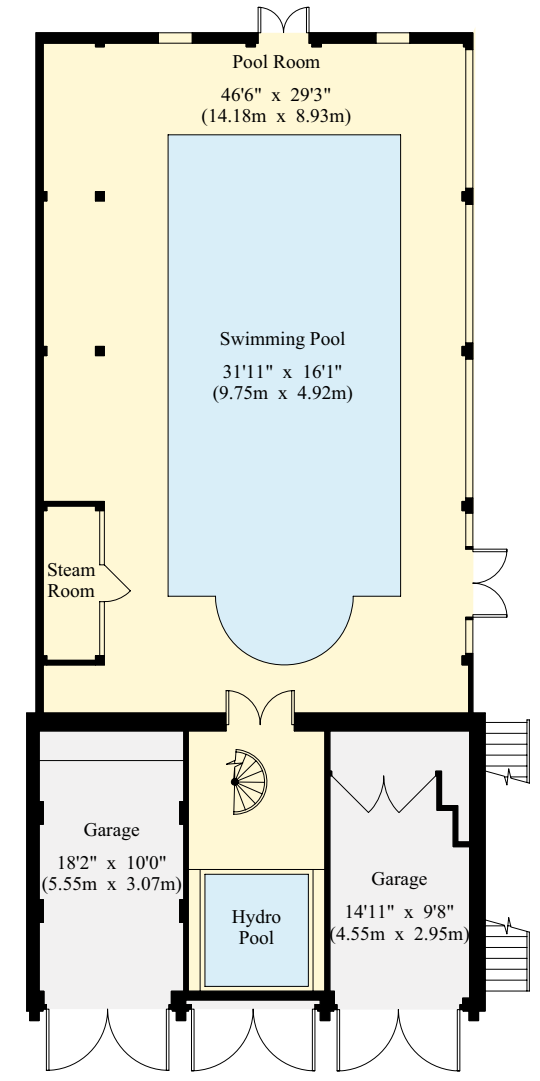
Approximate Gross Internal Floor Area
House: 489.1 sq.m (5,264 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Approximate Gross Internal Floor Area
Garage / Pool House: 276.5 sq.m (2976 sq.ft.)

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Gardens and grounds

The house is approached by a long driveway with electric gates at the front of the property. There is plenty of parking for cars.

On the south side of the house the long upper ground floor terrace has a staircase down the ground floor paved terrace, which leads to wide expanses of lawn with pathways leading through the gardens to the attractive lake with its island and woodland beyond. The gardens and grounds are surrounded by numerous fine mature trees and in all totals just over 4 acres.



Services

Mains, gas, water and electricity, private drainage.

Local Authority

Wealden District Council, Tel. 01892 653333.

Directions (TN3 9JE)

From Tunbridge Wells proceed in a southerly direction on the A26 towards Eridge Green/Crowborough. The entrance to Forgewood House is found on the left hand side just before the village. Continue through the gates and drive all the way to the end of the lane. The electric gates to Forgewood House will be on the left hand side.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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