



BY DESIGN



Badgers Drift

Forest Row, East Sussex

Set within some of South East England's most beautiful countryside, on the edge of the Ashdown Forest, Badger's Drift is a truly unique property.

Approached via a private setting and enveloped by beautifully established gardens, the house presents the timeless elegance of an Edwardian country home, yet was in fact built thirty years ago using the finest materials and craftsmanship, combining period style with contemporary living.

Secluded yet far from remote, it offers immediate access to open countryside, the Royal Ashdown Golf Course, and the village of Forest Row. East Grinstead station is just a short drive away, providing direct services to London in under an hour, delivering an ideal balance of rural tranquillity and excellent connectivity.

Internally, the house is beautifully designed throughout, with thoughtfully balanced and impeccably finished interiors that combine comfort, flexibility and understated contemporary style, while air conditioning is installed in key rooms including the principal suite, guest bedroom, landing, apartment and home office.



5 Bedrooms &
Studio Apartment



6 Bathrooms



Double Garage &
Driveway Parking



7458
sqft





Ground Floor

The principal reception rooms include a drawing room and garden room, both elegant and inviting, each enhanced by feature fireplaces, alongside a separate study and library where the tasteful design continues with bespoke cabinetry and detailing. Internal steel and glass doors bring light flooding through the house. The specification is of a high calibre, with quality finishes including Arte wall coverings, bespoke lighting and carefully considered design throughout, complemented by integrated security with automated gates and an alarm system.

The kitchen/breakfast/dining space forms the heart of the home, featuring bespoke Smallbone painted cabinetry, Quartz worktops and a comprehensive range of premium appliances. The space opens into a striking orangery with a bespoke tongue and groove ceiling set beneath a zinc roof, creating a light-filled and atmospheric living space. Completing the ground floor is a guest cloakroom, boiler room, and a lower ground basement store with Miele washing machine and tumble dryer.





Bedrooms & Ancillary Accommodation

The first floor is approached via a galleried landing with feature lighting and includes a useful airing cupboard with washing machine. The accommodation extends to five bedrooms, including an impressive principal suite with Italian modular shelving, offering a wonderful sense of calm and tranquillity, complemented by dressing areas and a luxurious en-suite. Further bedrooms are well-appointed, with three additional en-suites and a family bathroom designed by Clive Christian.

Additional accommodation and flexibility are provided by a spacious self-contained apartment above the double garage, complete with kitchen, shower room, air conditioning and independent services. The garage complex also includes wine storage, workshop space and high-spec finishes, while a separate gym/home office enjoys bifold glazing and garden views and a golf net alongside



Outside

Externally, the grounds are a defining feature of the property. Set within approximately 1.92 acres, the landscaped gardens extend to front and rear lawns with a remarkable variety of mature planting, ornamental trees and seasonal colour, complemented by a Victorian greenhouse.



A standout feature is the heated swimming pool with automated cover and versatile enclosure, alongside a summer house fitted with kitchen facilities and entertaining space. Beyond the formal gardens lies a truly enchanting private woodland of approximately three quarters of an acre, with winding paths, a raised walkway, natural play features and a charming Alpine-style cabin at its heart, creating a rare and magical extension of the outdoor space.





Location

The property is located on a well-regarded private road within a prestigious residential park, adjacent to the Royal Ashdown Golf Course and Ashdown Forest.

Connectivity is excellent, with convenient access to the M23/M25 network and both Gatwick and Heathrow airports, placing London, the wider motorway system and international travel within easy reach. East Grinstead station provides mainline services to London, while Forest Row offers a vibrant village atmosphere with everyday amenities including cafes, pubs, an organic grocer, delicatessen, fishmonger and the renowned Tablehurst Farm shop.

The area is exceptionally well served by highly regarded schooling, including Ashdown House, Cumnor House, Brambletye, Ardingly College, and Michael Hall Steiner School.



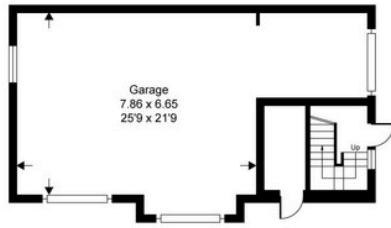
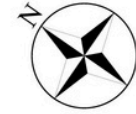


Additional Property Information

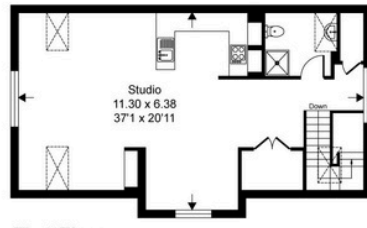
- Bespoke high quality home built around 30 years ago.
- Mains gas, separate boilers for house and garage/apartment
- Private road service charge of £1,200 p.a.
- Smart home features including fibre broadband, integrated WiFi, NEST heating system and full security system
- Pool size 12 m x 4.5m x 1.4 m. Heated by Zodiac Air source heat pump
- Air conditioning in principal suite, guest bedroom, landing, apartment and home office.
- Underfloor heating in drawing room, garden room, hall/ cloakroom and en-suite bathroom
- Council tax band H (Wealden)
- EPC C

Badgers Drift, RH18

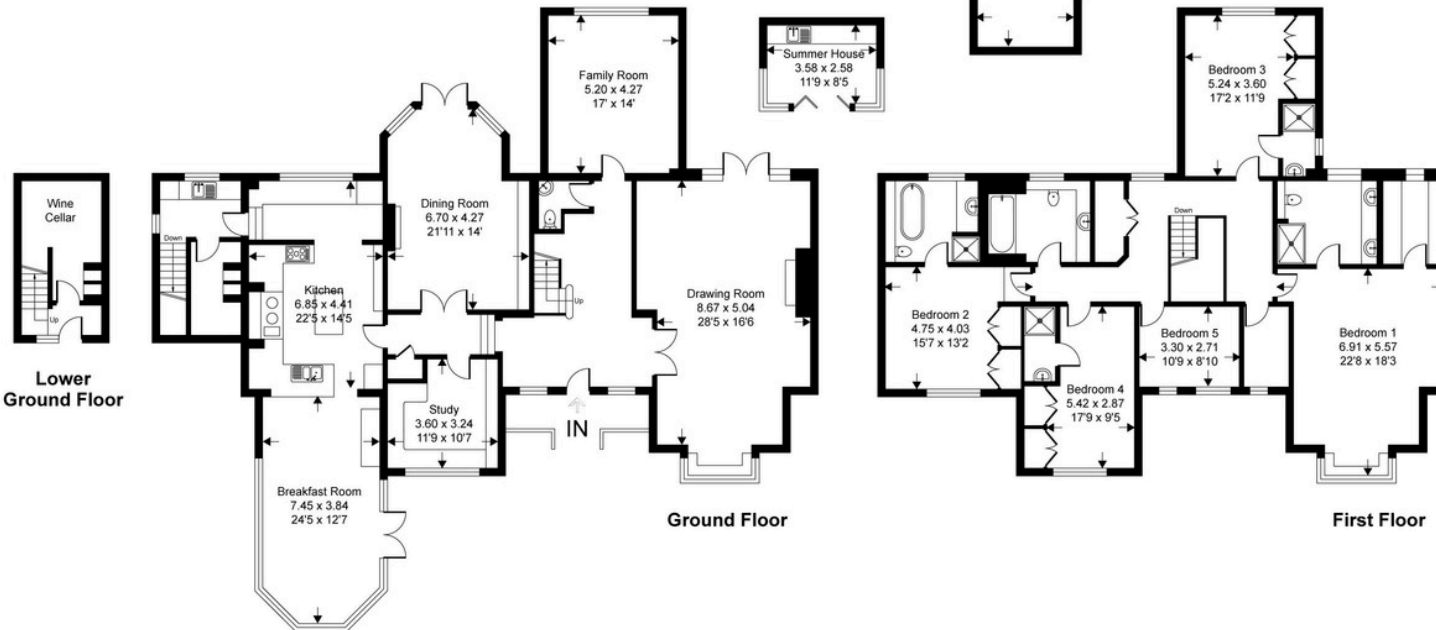
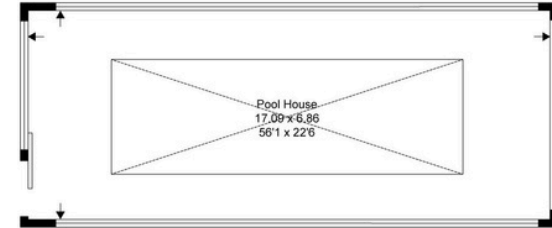
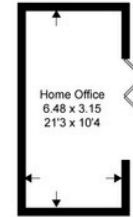
Approximate Gross Internal Area = 409.3 sq m / 4406 sq ft
 Approximate Garage Internal Area = 136.6 sq m / 1471 sq ft
 Approximate Outbuildings Internal Area = 146.8 sq m / 1581 sq ft
 Approximate Total Internal Area = 692.7 sq m / 7458 sq ft



Ground Floor



First Floor



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.



BY DESIGN

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National audience

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