

Duckyls Clock House

Selsfield Road, East Grinstead, RH19 4LP





A simply stunning and unique four bedroom property with its own clockhouse

Description

Duckyls Clockhouse dates back to 1540 and was the former main farmhouse for Duckyls Estate which was divided in 1974. Since then the property has been sympathetically enhanced both in size and condition to now offer a superb and totally unique home. The generous living space spans to over 3458sq ft with a plethora of entertaining areas on the ground floor and generous bedrooms with modern bathrooms on the first and second floors. Full details can be found on the floorplan but in brief:

The approach to Duckyls Clockhouse is simply stunning upon entering the long sweeping driveway off Vowels Lane you have the most superb far reaching views

over the valley. The driveway leads up to and continues past the Clockhouse allowing most conveniently two entrances to the property. This feature also means there is more than ample parking available. The clockhouse itself is currently used as a cinema room but could be used as an annex, granny flat, games room or work room etc.

Approaching the property is a delightful courtyard entrance lined with six established Japanese Olive trees. Entry is via a large entrance hall with receptions leading off. The kitchen/breakfast room has an array of built in cupboards and workspace along with a AGA. Leading from here you enter the dining/family room with vaulted ceilings and french doors to the courtyard this is a fabulous spacious and bright room. Leading off the entrance hall is a magnificent reception room measuring 36'11 x 25'9 this room is currently divided

into a relaxed sitting room with open fireplace, music area and dining room. There is then a further study, utility room and downstairs cloakroom.

To the first floor there are three bedrooms, one with an en suite and then a further modern family bathroom. To the second floor there is a large bedroom with vaulted ceiling and further modern en suite bathroom.

Outside

The property sits in a generous plot of 0.997 acres with well established trees and shrubs and established vegetable garden. Within the plot is a 3 bay Oak Garage built by English Heritage, divided into two open bays for parking and the third is used as a workshop. There is a log store to the side and large room above with external staircase.









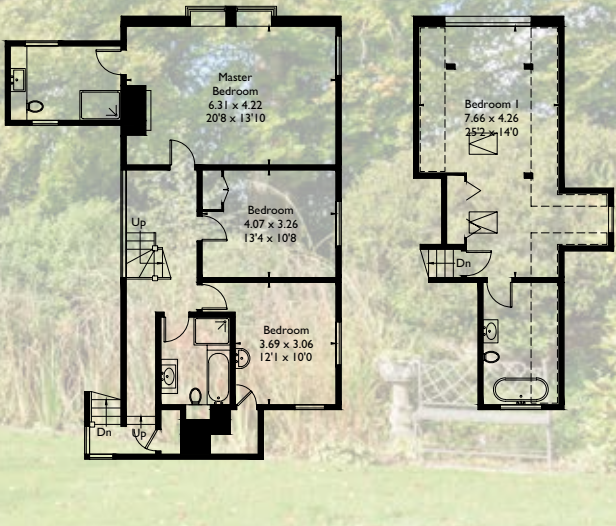


Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area
House = 321.3 sq m / 3458 sq ft
Outbuilding = 56.7 sq m / 610 sq ft (Excluding Carport)
Clock Tower House = 52.7 sq m / 567 sq ft
Total = 430.7 sq m / 4635 sq ft

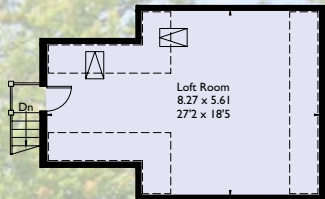


Clock Tower House

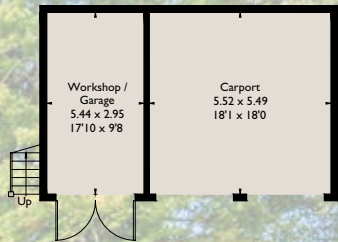


First Floor

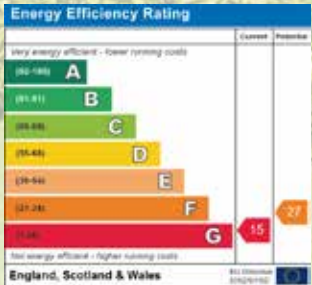
Second Floor



Outbuilding - First Floor



Outbuilding - Ground Floor



FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.