

Windmill Bank

Selsfield Common, East Grinstead, RH19 4LW





A stunning five bedroom family home in a secluded and private setting adjacent to Selsfield Common

Description

Windmill Bank is a wonderful family home that has been sympathetically extended to create a modern home with a plethora of living and entertaining space. The kitchen/breakfast room is a superb feature of the property sitting at the heart of the house with an amazing amount of space spanning 28'10 x 26'2 with bi fold doors that open out to the terrace and garden. The kitchen has a large central

island and a great selection of cupboards and preparation areas, along with an electric AGA and walk through pantry. A large utility room sits next to the kitchen with a door to the front and rear gardens this is ideal access for muddy boots. There is then a further family room, drawing room, reception area and large entrance hall with wood burner. To the first floor there is a large master bedroom suite with two walk in dressing rooms and modern en suite bathroom with separate bath and shower. There are then a further four bedrooms and modern family bathroom.

Agents note

The track leading to the property is common land owned by the National Trust.

An easement allows access to Windmill Bank.

Outside

The property sits in a generous plot of 1.484 Acres with wonderful views over the common to the front and countryside to the rear. There is triple bay garage with one bay used as the workshop. There is then a generous room above and integrated to the side of the garage currently used as a home office with cloakroom but this could adapt to further accommodation if required SSTP. Within the floor of the office is a superb cork screw wine cellar able to house 1000 bottles!

Situated on the terrace is a Jacuzzi ideal for alfresco entertaining and then a tennis court is situated within the grounds.









Situation

Turners Hill provides local shops, as do the larger centres of Crawley and East Grinstead, about 3 and 6 miles away respectively. A regular mainline rail service is available at Three Bridges, about 3 miles away, with trains to London Bridge and Victoria (from 39 minutes and 36 minutes respectively). Gatwick Airport is only about 5 miles away with The Gatwick Express train service to Victoria taking from about 30 minutes. Both the M23 and M25 are easily accessed and Central London is about 33 miles by car. There are a superb selection of schools in the area including Worth Abbey, Ardingly college, Cumnor House, Branbletye School, Handcross Park and Hurstpier Point. Leisure and sporting amenities in the area include: racing at

Plumpton, Brighton,

Goodwood and Lingfield; International show jumping at Hickstead; Theatres at Brighton and Chichester; Opera at Glyndebourne; Sailing at Brighton Marina and Chichester Harbour; and there are many excellent golf courses in the area.



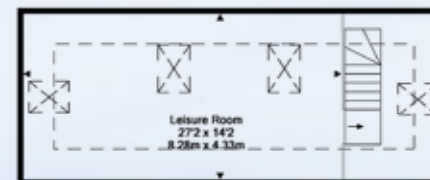




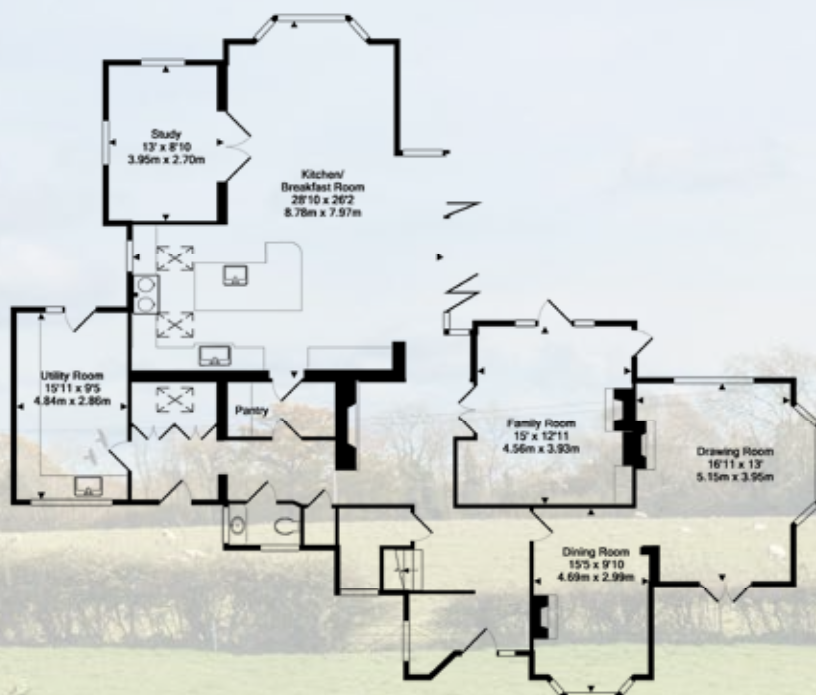
GARAGE BLOCK GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(70.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4775 SQ.FT. (443.6 SQ.M.)

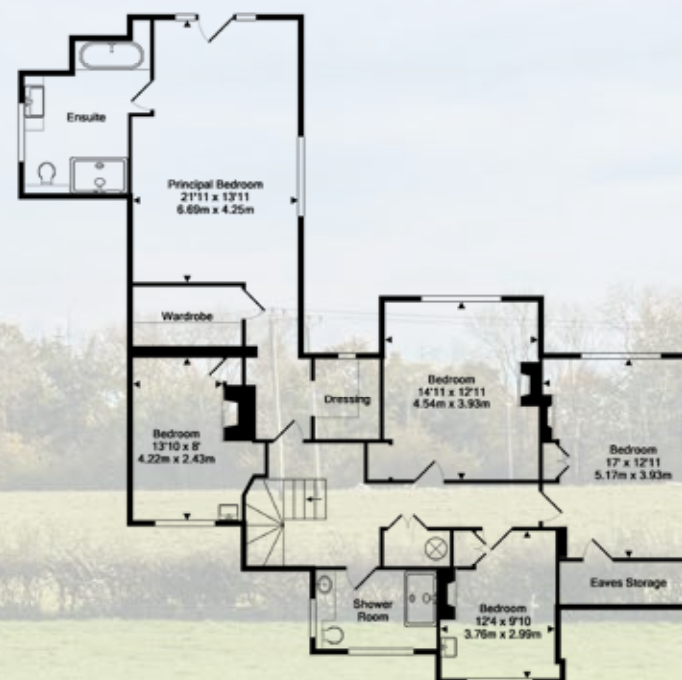
Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings.
Made with Metropix 00017



GARAGE BLOCK 1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1985 SQ.FT.
(182.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1559 SQ.FT.
(144.6 SQ.M.)

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.

HAMPTONS
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