



Dorset Avenue

East Grinstead, West Sussex. RH19



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A Grade II listed cottage, dating back to the 18th century, which has been beautifully restored and extended, set within the town adjoining playing fields.

- Porch and hall
- Sitting room/bedroom 4
- Living room
- Kitchen/dining/family room
- Utility area
- Cloakroom
- Study

- Principal bedroom with en suite dressing area and bathroom
- 2 Further bedrooms
- Shower room

- Garaging
- Landscaped gardens with architectural plants, lawn and terrace with BBQ area



Property

The cottage is steeped in history and when first built was in the middle of a common. It adjoins playing fields of Imberhome Lower School and part of Dorset Avenue is tree lined. The cottage has been beautifully extended and refurbished in a stunning architectural style. There is exposed timber framing, under-floor heating and an oak floor has been laid on the ground floor. The cottage has been featured in articles in many magazines and newspapers.

An attractive porch opens into a hall, off which is a sitting room with brick fireplace with a gas point. On the other side of the hall is the living room, which is charming and has a lovely fireplace with wood burning stove. Beyond is the kitchen/dining/family room, which is stunning with double ceiling height, storage bench seat, roof lights and sliding doors to the terrace. At one end is the kitchen area fitted with white wall and floor units, sink, a Falcon range with 5 burner hob, a large oven and pan drawer. There is also an extractor hood, microwave, coffee maker and plumbing for a dish washer. There is a utility area with cupboards for units and the boiler. A side lobby has a door to the front drive, a well-appointed cloakroom and the study, which has sliding doors to the terrace.

Upstairs, the landing has a window overlooking the kitchen/family room. The principal bedroom has built-in low level cupboard and drawers, an en suite dressing area and en suite bathroom. There are 2 further bedrooms and a family shower room.

Outside

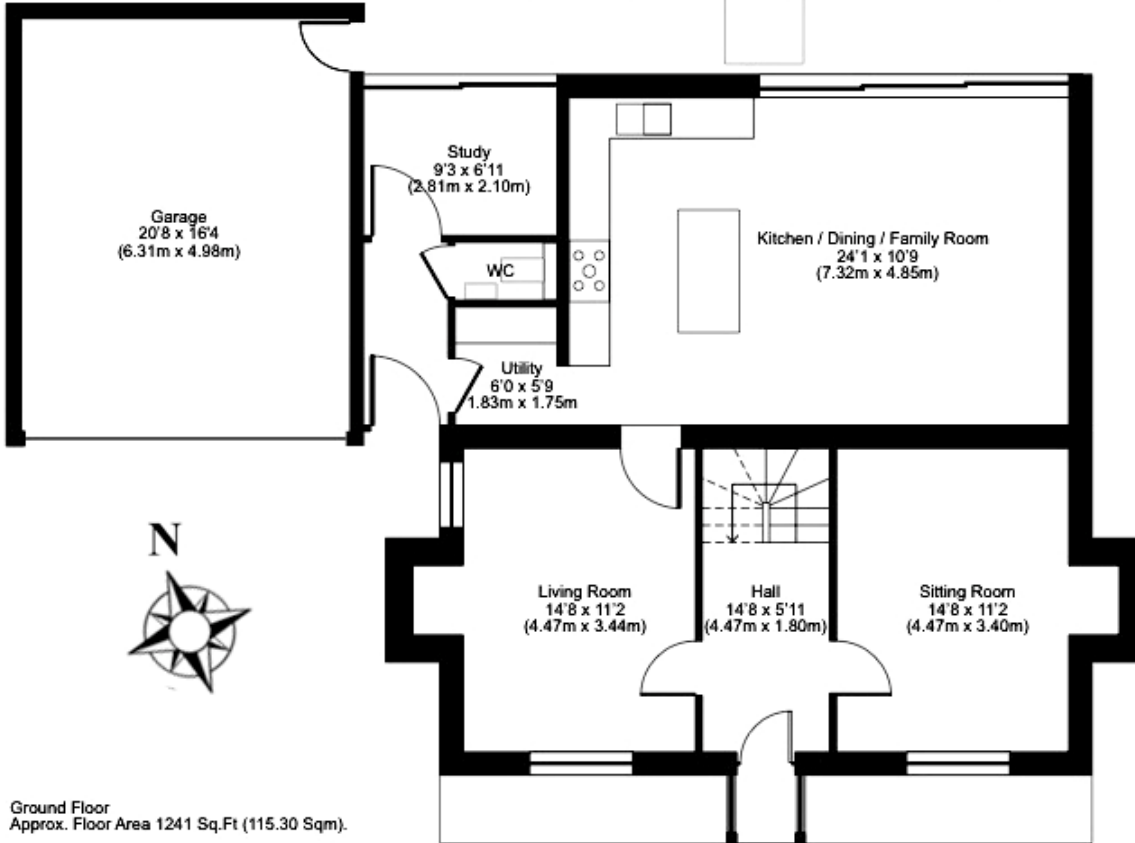
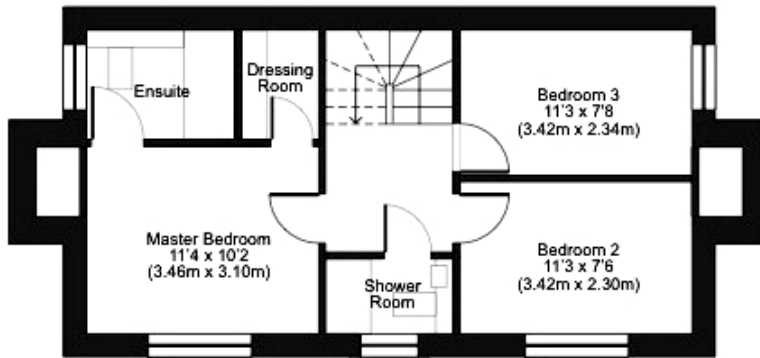
From the avenue a personal gate opens to a brick path flanked by lawn, which leads to the front door. Also an electric gate opens to a parking area in front of the double garage, which has a workshop area and door to terrace. Within the lawn is an olive tree and a path with Hebe hedge running down the side of the cottage, to the main garden at the rear. Here there is a brick paved terrace with built-in barbeque and fitted units with space for fridge, worktop, sink with hot and cold water. Steps lead up onto the lawn where there are apple trees and a path down the centre to a vegetable garden with gravelled paths, raised beds and soft fruit. On the other side is a greenhouse behind some hedging, which has a tool shed at the back. The garden is enclosed by hedging and fencing providing a high degree of privacy, and extends to about 1/3 acre.



Total Approx. Floor Area
1685 Sq.Ft. (156.55Sq.m)

This floor plan is not to scale.
It is for guidance only and
accuracy is not guaranteed.

1st Floor
Approx. Floor Area 444 Sq. Ft (41.25 Sqm)



Ground Floor
Approx. Floor Area 1241 Sq.Ft (115.30 Sqm).



Directions

Head north out of East Grinstead on the A22. At the mini roundabout to Lingfield continue on the A22 and take the 4th road on the right into Dorest Avenue. Go past the playing fields and the house is the 2nd on the right.

Communications

There is a mainline railway station at East Grinstead, providing services to London Bridge/Victoria. The A22 also connects directly to the M25. The M23 is about 7 miles providing good access to London, Brighton and Gatwick.

Amenities

East Grinstead has much to offer, with a wide range of local stores and supermarkets. The nearby towns of Crawley and Tunbridge Wells are also within easy reach. There are state schools close by and several excellent private schools are also within easy reach. East Grinstead has some excellent clubs including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown and Holtye. Ashdown Forest and Lingfield Racecourse are also nearby.

Local Authorities and Services

Mid Sussex District Council 01444 458166. West Sussex County Council 01243 777100. Council tax: Band E. All mains services. Gas heating.

CONTACT

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