



Worsted Lane

East Grinstead, West Sussex. RH19



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This wonderful, modernised and extended 1930's family house is beautifully presented, has superb accommodation and is set along a sought after private road leading to ancient woodland

- Porch
- Hall
- Sitting room
- Snug
- Kitchen/family room
- Playroom
- Utility room
- Cloakroom

- Principal bedroom with en suite bath/shower room, dressing room and Juliet balcony
- Guest bedroom with en suite shower room
- 3 Further bedrooms
- Family bathroom

- Parking area
- Garage
- Large garden with stone terrace, lawn and garden shed



Property

This stunning and luxuriously appointed family house has been superbly renovated and extended by the current owners, to provide beautifully presented and extensive family accommodation.

A handsome oak framed porch leads to an oak front door, which in turn opens into the hall. To the left of the hall is a well-proportioned snug and to the right is a wonderfully spacious sitting room with a fireplace housing a wood-burning stove. French doors lead from here into the kitchen/family room, which is also accessible from the hall. This fabulous room has ample space for cooking, dining and sitting and has bi-fold doors out onto the terrace providing wonderful space for entertaining inside and out. The kitchen is fitted with painted Shaker style wall and floor units, quartz worktops, steam/electric oven, microwave/combination oven, warming drawer, induction hob, wine chiller and integrated dishwasher. Off the kitchen is a good size playroom and a utility room with cloakroom beyond.

Upstairs, the principal bedroom has glazed double doors onto a Juliet balcony overlooking the garden, an en suite dressing room and a fabulous en suite bathroom with roll top bath, large separate shower cubicle, wash hand basin and WC. The guest bedroom also has an en suite shower room. There are 3 further bedrooms, 1 of which has access to a large under-eaves storage area, and a beautifully appointed family bathroom.

Outside

From the lane a gravel drive, bordered by lawn, hedging and close boarded fencing, sweeps up to a parking and turning area in front of the house and attached garage. Gated pathways run along each side of the house to the main garden at the rear, where there is a raised stone terrace with steps down to a broad, level expanse of lawn bordered by mature hedging, with a garden shed at the end.





Directions

From the centre of East Grinstead head south east along the Lewes Road A22 for about ½ mile and turn hard left just as the main road starts to bend to the right. The left hand fork is Worsted Lane and the drive to the property is the 3rd on the right.

Local Amenities, Surrounding Area & Communications

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, as is the popular village of Forest Row. 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.

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.

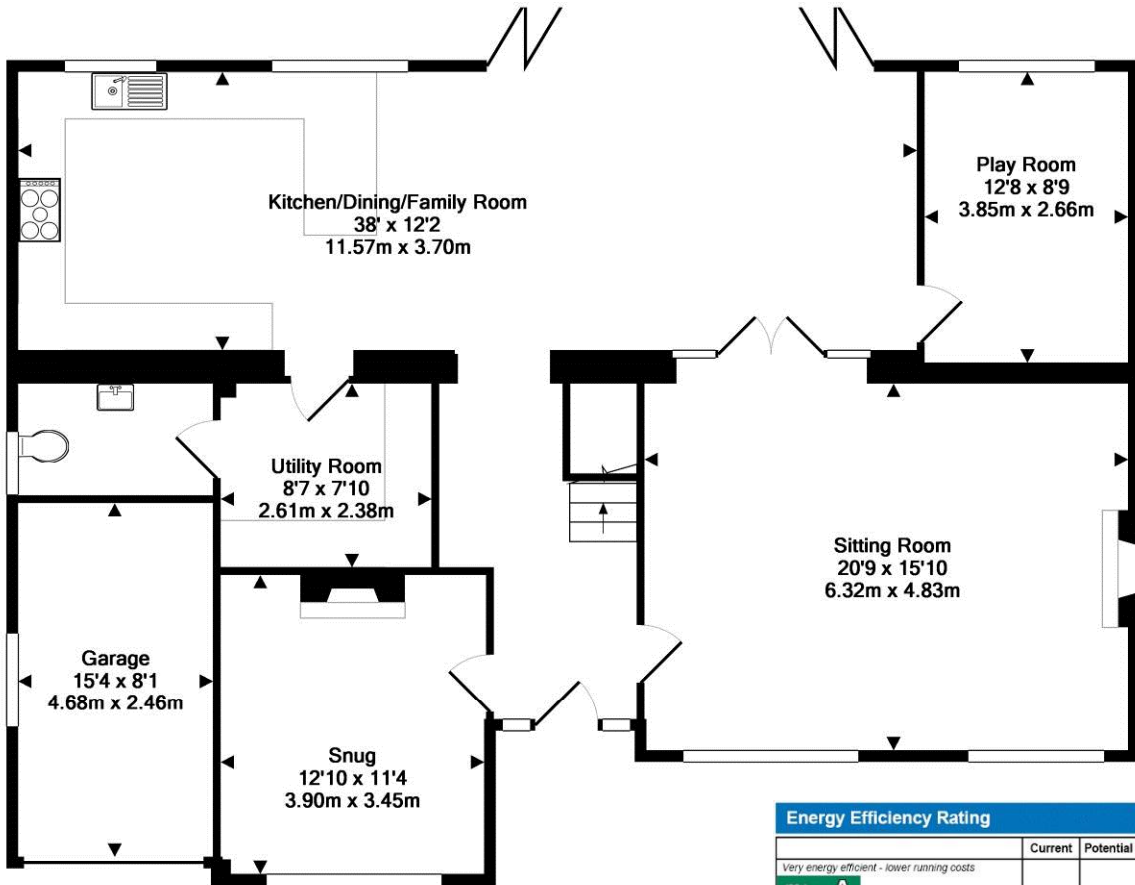
Local Authorities, Services

West Sussex County Council 01243 777100. Mid Sussex District Council 01444 458166. Council Tax band G. All mains services.

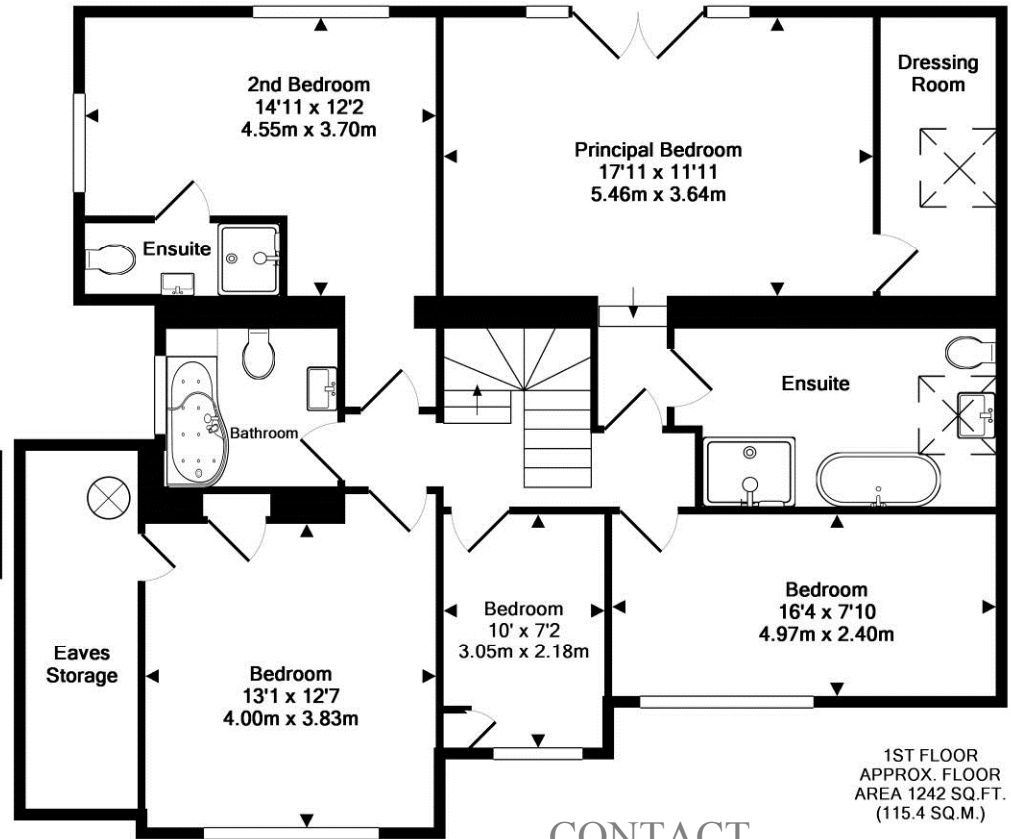


TOTAL APPROX. FLOOR AREA 2708 SQ.FT. (251.6 SQ.M.)

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.
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GROUND FLOOR
APPROX. FLOOR
AREA 1466 SQ.FT.
(136.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1242 SQ.FT.
(115.4 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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