



South Lodge Park Lane, West Grinstead

Guide Price £1,000,000

South Lodge Park Lane

West Grinstead, Horsham

This superb four bedroom, two bathroom detached family residence is situated within a semi rural position in the hamlet of West Grinstead which offers access to nearby Horsham town Centre, the open countryside including the Downs link, a selection of well regarded local schools and country pubs and restaurants. South Lodge is a characterful and charming property with a versatile blend of living and bedroom space arranged over two floors, it features a generous garden on a corner plot and a well thought out car barn/garage along with a separate garden studio/home office. To the ground floor; the reception hallway welcomes you and offers a spacious and light feeling, this leads to the kitchen breakfast room which has an aspect overlooking the gardens and a skylight window providing a superb feeling of light and airiness, the kitchen has a range of wall and base cabinets with a shaker style finish, there are contrasting work surfaces running through. There is space for a freestanding range style cooker along with space for further appliances and a decorative tiled splashback, walkthrough storage area from the kitchen to the office. Adjacent to the kitchen is a large and well proportioned living room which has a triple aspect which includes double doors stepping directly onto the rear garden terrace, there is also a brick built fireplace with a working fire which is ideal for crisp winter evenings. Further living space continues with a double aspect dining room with log burner, there is also a snug/family room which has the benefit of a separate access to the rear of the property. Also of note to the ground floor is a cloakroom and a utility/boot room.





Park Lane

Approximate Area = 1901.55 sq ft / 176.66 sq m

Garage = 231.20 sq ft / 21.48 sq m

Studio = 97.41 sq ft / 9.05 sq m

Total = 2230.16 sq ft / 207.19 sq m

For identification only - not to scale







The turning staircase leads to the first floor where the main bedroom enjoys views over the rear gardens it has a selection of fitted wardrobe space and a well equipped ensuite bathroom. The ensuite has a walk-in shower which is a remote pumped power showers with rain head, bath, wash handbasin and a low level WC; all finished to a modern style and complimented with chrome fittings. There are three further bedrooms with eaves storage to bedroom three plus a family shower room which is also a remote pumped power showers with rain head with a modern and contemporary finish with underfloor heating. The property is approached via a privately electric gated entrance which leads to ample driveway parking. There is a generous garage/workshop with a set of electric double opening doors along with a further door to the side, there is also generous loft space, power and lighting. The gardens are of very generous proportions and are ideal recreational space for a growing family, there is a selection of lawn areas which are bordered with selections of mature shrubs, trees and plants, there is a superb garden studio which is ideal for home hobbies or could even be a work from office - this features power and lighting too as well as a 10x8 shed.

- **Detached Family Home**
- **Four Bedrooms**
- **Three Reception Rooms**
- **Two Bathrooms**
- **Gated Entrance**
- **Garden Office**
- **Double Garage / Workshop**
- **Generous Gardens**
- **Semi Rural Location**

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.