



Hammerwood, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A distinctive character cottage with oak framed barn garaging, outdoor pool, stable yard, detached office, a recently constructed detached barn and sand school. About 2 acres in all with lovely views. The purchase includes a share of 'Hammerwood', where there is additional walking and riding across approximately 80 acres.

This picturesque semi detached character cottage, believed to be Edwardian, enjoys open views over the adjacent landscape and Hammerwood Church. The property offers a unique blend of period charm and modern living. The idyllic home seamlessly combines the pleasure of country living with the additional benefit of equestrian facilities. The heart of the home lies in the well-appointed kitchen, where a traditional AGA blends with modern design.

Outside, a patio area provides a delightful space for alfresco dining and enjoys views over the pool area, equestrian facilities and surrounding countryside. The property offers a rare opportunity to embrace a lifestyle that harmonizes the charm of a character cottage with the benefits of equestrian, outdoor life.



Summary of Accommodation

Entrance Porch to Entrance Hall, useful understairs store cupboard

Double Aspect Sitting Room, open brick fireplace, delightful bay window with views to Hammerwood Church

Tastefully designed Kitchen/Breakfast Room, matching base and wall cupboards, granite work surfaces, AGA (oil fired), matching electric oven and hob all set in fireplace style surround, ceramic tiled floor.

Charming Living Room, corner woodburning stove, heavy oak beam over, double doors to terrace, door to:

Office/study

Bath/Cloakroom, white suite of bath, shower, low level WC and hand basin in vanity unity

Lobby, with boot area and door to garden

First Floor

Master Bedroom, excellent range of in built wardrobe cupboards, door to ensuite shower room, with corner hand basin
2 further bedrooms each with in built wardrobe cupboards

Outside

Oak Framed Double Car Parking Barn with adjacent store
Secluded slate tiled terrace, adjacent to:

Outdoor heated pool, slate tiled surround, SONOS surround sound system, enclosed by beech hedging

Detached pool house, central clock tower, currently arranged as gym, kitchen/day room, well appointed kitchen area with deep butlers sink, vaulted ceiling with exposed beams, double doors to terrace. Adjacent shower room and pump room

Equestrian Yard, 2 ranges of timber stables, each with 2 boxes, paved yard area

Store Room

Tree House

Detached Office Building

Detached recently constructed Timber Barn, double doors to front, personal door to side, internal staircase to first floor full length attic room

Fenced Paddocks

20mx40m Sand School

Double electric five bar gates to private lane which gives direct access to Hammerwood



Location

Hammerwood is situated in the High Weald Area of Outstanding Natural Beauty. The name is derived from connections to the Wealden iron industry, and a reference to the hammer used in the furnace of the iron forge. The old market town of East Grinstead is about 4 miles distant and offers a wide range of facilities, including mainline station, Waitrose, cinema, and community theatre. There is an excellent choice of independent schools in the area, including Lingfield College, Brambletye, Ardingly College and Worth. Central London is just 34 miles and for the international traveller, Gatwick Airport is about 15 miles distant.



Freehold

Council tax band E

Local council: Wealden

Double glazed windows


Oil fired central heating

Shared private drainage (on neighbour's property)

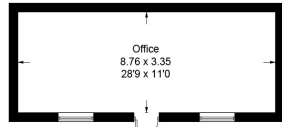
NB: Timber pool bar excluded from sale.



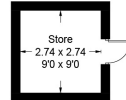


 = Reduced headroom below 1.5m / 5'0

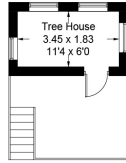
Approximate Gross Internal Area = 134 sq m / 1442 sq ft
 Outbuildings = 319.6 sq m / 3440 sq ft
 Total = 453.6 sq m / 4882 sq ft
 (Excluding Car Port)



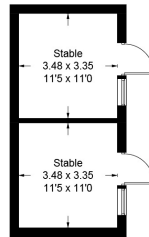
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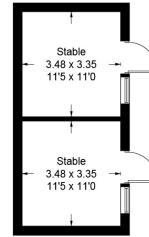
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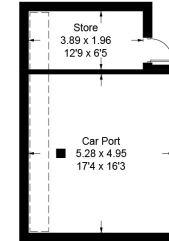
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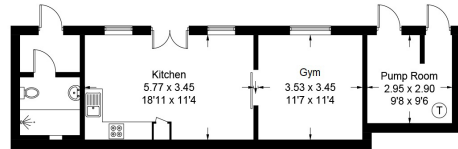
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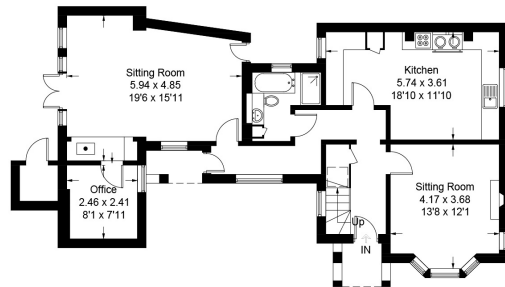
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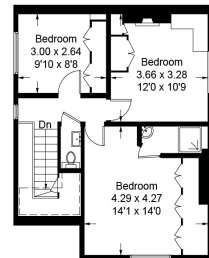
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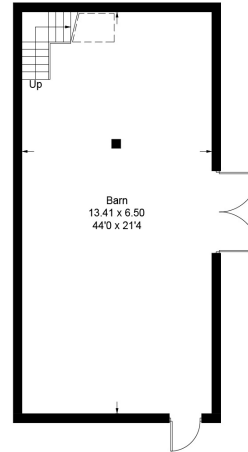
(Not Shown In Actual Location / Orientation)
Pool House



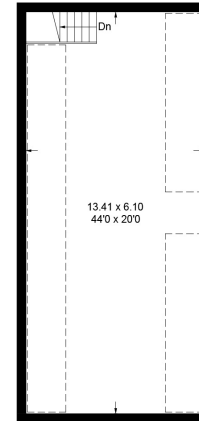
Ground Floor



First Floor



Barn - Ground Floor



Barn - First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1044236)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	30 F	
1-20	G		



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