



Connells

Hill House Close
Turners Hill

Hill House Close Turners Hill RH10 4YY

for sale offers in excess of
£650,000



Property Description

Discover the epitome of family living in the popular village of Turners Hill with this wonderful four-bedroom detached family home which has been nicely extended and modernised is all ready for you to move into and "put kettle on"! Nestled in one of Turners Hill's most sought-after locations in a quiet cul-de sac and within walking distance to a corner shop, hairdresser, village community centre and two friendly pubs, this home boasts an array of inviting spaces, including three reception areas.

Step into the expansive living room, where patio doors unveil a stunning south facing and mature garden oasis. Delight in culinary adventures in the open family room, seamlessly connected to the kitchen, while the dining room offers a charming setting for gatherings.

On the first floor, find sanctuary in the master suite with fitted wardrobes and an en-suite, alongside three additional bedrooms and a family bathroom.

A double garage with electric roller door and a private driveway caters to convenience, while the stunning south facing and well-established mature rear garden beckons with its secret retreats and tranquil ponds, offering an idyllic sanctuary for endless summer memories.

Entrance

Double glazed door to the front, under stairs cupboard, radiator, wooden laminate flooring, carpeted stairs leading to the first floor, integral door leading to the double garage.

Cloakroom

Low level W.C., vanity hand wash basin with storage under, radiator, and wood flooring.

Living Room

19' 1" max x 14' 6" max (5.82m max x 4.42m max)

Double glazed sliding patio doors looking out onto the rear garden, feature fireplace, radiator, and wooden laminate flooring.

Dining Room

14' 6" max x 8' 3" max (4.42m max x 2.51m max)

Dual aspect with double glazed window to the front and side, radiator, wooden laminate flooring.

Kitchen/ Family Room

23' 11" max x 12' 2" (7.29m max x 3.71m)

Fitted kitchen with a range of base and eye-level Oak units, chrome one-and-a-half bowl sink with mixer tap and hot water tap, drainer with Minerva seamless work surfaces surrounding and splashbacks, integrated matching AEG dishwasher, integrated AEG combination electric oven and AEG microwave/2nd oven, AEG electric induction hob with glass angled extractor hood over,

under counter wine fridge, space for fridge freezer, Karndean luxury vinyl flooring, spot lighting, double glazed window to the rear, double glazed pedestrian door and window to the side leading to the patio area.

Family room opens out from the kitchen, double glazed window to the side, and radiator.

Utility Room

8' 9" max x 8' 3" max (2.67m max x 2.51m max)

Fitted with a range of base and eye-level units, stainless steel sink and drainer with tiled splashback, space and plumbing for washing machine, space and plumbing for tumble drier, radiator, vinyl flooring, and double glazed window and pedestrian door to the side.

Landing

Radiator, loft access with ladder light and part boarded.

Bedroom One

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed window to the rear, built-in-double wardrobe with mirrored sliding doors, and radiator.

En-Suite

Frosted double glazed window to the side, shower cubicle with shower over, low level W.C., vanity wash hand basin with storage under, extractor fan, tiled walls, and vinyl flooring.

Bedroom Two

12' 5" x 12' max (3.78m x 3.66m max)

Double glazed window to the rear, built-in-wardrobe with sliding mirrored doors, and radiator.

Bedroom Three

10' 10" max to wardrobe x 5' 10" (3.30m max to wardrobe x 1.78m)

Two double glazed windows to the front, radiator, and ceiling fan with light.

Bedroom Four

13' 9" x 5' 10" (4.19m x 1.78m)

Two double glazed windows to the front, radiator, and vinyl flooring.

Bathroom

Frosted double glazed window to the side, P shaped panel bath with mixer tap shower screen and shower over, low level W.C., vanity wash hand basin with storage under, tiled walls, chrome ladder style radiator and laminate flooring.

Double Garage

Door leading from the entrance hall, electric roller door to the front, wall mounted boiler, power and light.

Front Garden

Driveway with parking for two cars leading to the double garage, brick wall border, area laid to lawn with shrubs and fenced borders, side gate leading to the rear garden.

Rear Garden

Large patio area spanning the full length of the property, mainly aid to lawn with sectioned areas and a secret garden area, mature shrubs, fenced and hedgerow borders, three beautiful ponds, picturesque wooden bridge over, shed, pathway leading through the garden, side gate leading to the front of the property and driveway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

From our office in East Grinstead proceed south west along Railway Approach to the roundabout, continue straight across onto the B2110, at the next roundabout turn right and stay on the B2110 until you get to Turners Hill crossroads. Turn right onto North Street (B2028) and Hill House Close can be found on the left hand side, bear left on entering Hill House Close and the property is on the right hand side.

EPC Rating: D

Awaiting Photograph

Tenure: Freehold



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