



House Hook Lane, West Hoathly

Offers in Region of £1,700,000

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Hook Lane

West Hoathly, East Grinstead

A fantastic opportunity to acquire this stunning farmhouse, ideally located within the ever popular West Hoathly village. This five bedroom home occupies over 3000sq ft of living space arrange over two floors. The property sits within a 1.4 acre plot with unobstructed views of the surrounding countryside.

The accommodation briefly comprises: entrance hallway with a solid timber door from the original Oxshott Crown Estate; reception hall with storage cupboard and tiled flooring throughout; downstairs cloakroom with low-level WC and wash hand basin; study with hardwood floors and doors leading to the rear patio; formal dining room with views to the front aspect; dual aspect kitchen/breakfast room with a range of wall and base level units, sink and drainer, integrated dishwasher, space for a rangemaster style cooker and doors leading into the rear garden; utility room with wall and base units; triple aspect living room with open fireplace, Maple floors and French doors leading to the rear garden complete the ground floor.





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The first floor comprises: master bedroom with a spacious nook that overlooks over the surrounding woodland, ensuite with low-level WC, wash hand basins, bath and shower suite as well as a walk-in wardrobe; two double guest bedrooms overlooking the rear garden; triple aspect double bedroom with an ensuite shower, low-level WC and wash hand basin; double guest bedroom with a view to the side aspect; family bathroom with low-level WC, wash hand basin roll top bath tub and shower suite completing the accommodation.

Externally, the property further benefits from an extensive driveway giving access to multiple vehicles and a double garage that has great potential to be converted into additional living space. The 1.4 acre wraparound gardens are mostly laid to lawn with a substantial patio abutting the rear of the property featuring a timber pergola. There are a variety of mature trees, shrubs and flowering plants featured around the property.



- Country home
- Five double bedrooms
- 3129sq ft of living space
- 1.4 acres of land
- Triple aspect living room
- Modern kitchen/breakfast room
- Four bathrooms
- Double garage
- Extensive driveway
- Stunning rural location



Gross internal area (approx) - 294.5 sq. m (3169 sq. ft)

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