



Highbrook Lane, West Hoathly  
£625,000

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# Highbrook Lane

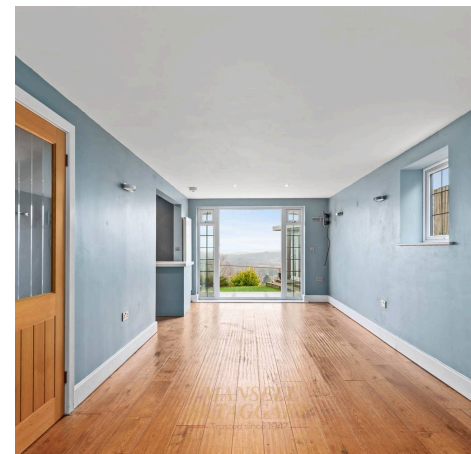
## West Hoathly

A well presented and spacious, four bedroom, four bathroom detached family home which is situated within the sought after Village of West Hoathly. The property offers versatile living space arranged over four floors totalling 1699 Sq ft, and also benefits from driveway parking and stunning views over the North Downs. The property is being offered to market with no onward chain!

The living accommodation briefly comprises: entrance hall; cloakroom with a WC and wash hand basin; dual aspect family/dining room with solid wood flooring and Patio doors to the rear garden. A modern fitted kitchen which has a range of wall and base level units, stacked electric ovens, 4 ring induction hob, fridge freezer and dishwasher, concludes the ground floor.

The lower ground floor consists of a spacious living room with roof windows and an electric fireplace; a utility room with a range of wall and base level units and plumbing for a washing machine and tumble dryer; a double bedroom with fitted wardrobes and roof windows. A shower room with a WC and wash hand basin completes the lower ground floor.

On the first floor there is a master bedroom with fitted wardrobes and en suite which has a WC, wash hand basin and bath with overhead shower; a double guest bedroom with fitted wardrobes and an en suite shower room with a WC and wash hand basin. The second floor benefits from secondary glazing and is dedicated entirely to a dual aspect bedroom, which boasts an ensuite shower room with a WC and wash hand basin.







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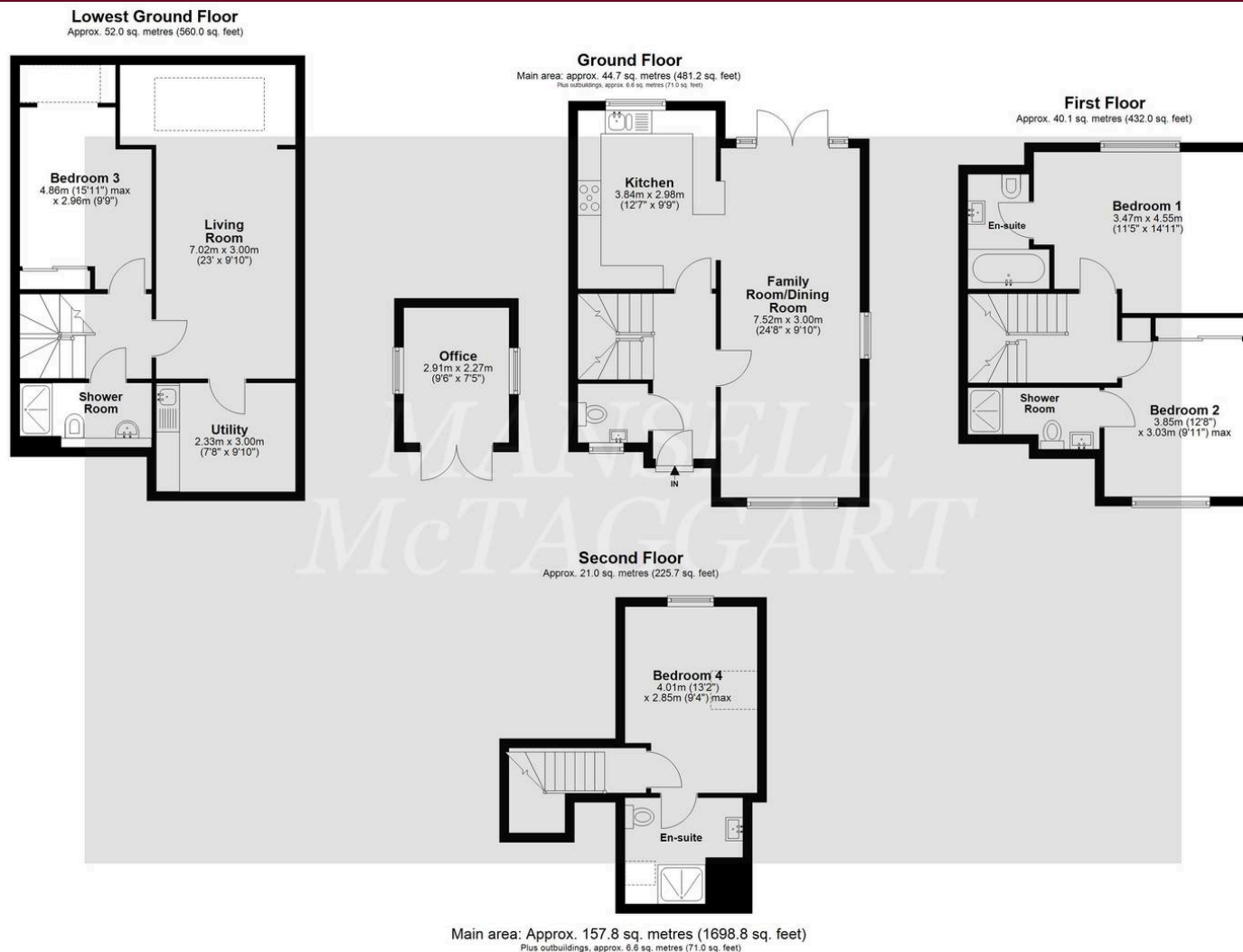
Externally the property benefits from driveway parking for two cars. Gated side access leads to the rear garden which has a seating area abutting the rear of the property and artificial lawn area. There is also a shed, an outside office with power and lighting and extensive views overlooking the North Downs.

Council Tax band: E

Tenure: Freehold

- Detached family home
- Four bedrooms
- Four bathrooms
- Modern and well presented throughout
- 1699 Sq ft of living space
- Private rear garden with extensive views
- Garden office
- Easy access to M23, M25 and Gatwick
- End of chain!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

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