



Clappers
West Lane | East Grinstead | RH19 4HH

CLAPPERS





KEY FEATURES

- A most impressive architect-designed, executive style family residence in a highly desirable private road within a pleasant stroll of East Grinstead town centre
- Spectacular south west facing rear garden with stunning elevated views over beautiful Sussex countryside and useful outbuilding
- Totalling almost 4300 sq feet overall to include a triple garage and outbuilding
- Around 3500 sq ft of exceptionally spacious accommodation with many rooms benefiting from delightful views over the lovely rear garden
- Impressive and wide reception hall with cloakroom/wc providing comfortable access to the splendid ground floor accommodation
- Magnificent sitting room with feature fireplace, generous dining room with access to rear aspect sun room
- Stunning 'multi room' with open plan kitchen/breakfast room with feature island and numerous integrated appliances
- Six larger than average bedrooms plus three bathrooms and a marvellous 'health giving' sauna
- Impressive well screened frontage with extensive driveway with parking for plenty of vehicles and an integral triple garage
- Highly desirable position for road access and rail links to London, the motorway network and the South coast plus excellent local schools and sports amenities

This architect-designed executive residence offers refined living accommodation and is nestled within a coveted private estate with breathtaking south-west facing views over the Sussex countryside from a spectacular garden.

The exceptionally spacious and versatile accommodation extends to more than 4,000 sq ft of elegant living space with many rooms having captivating garden views.

The fabulous ground floor includes a grand reception hall to welcome visitors, a magnificent sitting room with a feature fireplace, a formal dining room plus a stunning sunroom.

The heart of the home is a superb, spacious open-plan kitchen/breakfast room featuring a central island and 'top-of-the-line' appliances with the added practicality of a useful adjoining utility room.













SELLER INSIGHT

“It was the excellent plot with southwesterly views to the back that made this the perfect place to build our home,” say the owners of this Sussex-style home, built to their specification in 1993. “Set within a private lane of individual houses with great neighbours and a sense of being in the country yet within walking distance of central East Grinstead, we also quickly realised that we had the best of both worlds.”

“We chose the builder because he had experience constructing this style of house, and he encouraged us by saying that this was the best plot he’d seen in a long time. Working with him and local architects, we made alterations to the initial plans to create a better layout and flow,” explain the owners. “We moved in as a multi-generational family, and the house quickly proved its excellent versatility. It has served us well; however, it’s now time to downsize.”

Laid out over three floors, the owners currently use bedrooms five and six as a sitting room and study. “The house has so many rooms that it can be used in a variety of ways. The dining room offers space for formal meals, while the large, comfortable kitchen, breakfast, and family room is where we spend much of our time. The entrance hall feels like a room of its own and provides a warm welcome to guests. Direct access from the hallway to the triple garage is also a convenient feature.”

Being a detached property, it has all-round access, with parking at the front and the main garden at the rear. “We intentionally made the garden easy to maintain, and with the right equipment – such as a small tractor mower – one can efficiently and surprisingly quickly cut all the grass. The outdoor space has great potential for a keen gardener, and of course, there is plenty of room for garden games and parties. Framed by hedging, the garden boasts an impressive and unusual, centuries old specimen of a Turkey Oak. The views from both the house and garden are beautiful, and we often witness incredible sunsets,” the owners say.

The property enjoys excellent local amenities, with a railway station to London just a short walk away. A nearby Waitrose and a range of state and independent schools add to the convenience. “The strong community spirit and village feel make it a delightful place to live, whether sharing a meal with neighbours or joining efforts to clear leaves from the private road.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Upstairs provides a peaceful retreat with six generously sized bedrooms, each offering a tranquil haven, plus three well appointed bathrooms. The exceptional master bedroom suite includes both bathroom and sauna. The second floor bedrooms can readily accommodate alternative uses such as an office/study, library, gym or games room.

There are also two cloakroom/WCs, one on the ground floor and another on the second floor.















The property enjoys a prime position offering 'the best of both worlds' – a peaceful private lane setting within easy walking distance of East Grinstead town centre. Convenient commuting options include excellent road and rail links to London, the motorway network and the South coast making this an ideal location for professionals. The setting also suits families with access to renowned local schools, glorious countryside and a wealth of sporting and leisure amenities.

The expansive south-west facing garden provides a serene outdoor retreat with stunning elevated views and a useful outbuilding whilst the large driveway accommodates ample parking complemented by an integral garage for up to three vehicles.

This is a truly exceptional property that seamlessly blends modern sophistication with a touch of country charm in a highly convenient yet private setting. Contact us today to arrange a viewing.





LOCATION

East Grinstead is in West Sussex, near the East Sussex, Surrey, and Kent borders. The town is on the Greenwich Meridian and has many historic buildings and is close to the glorious countryside of The Weald and Ashdown Forest plus the Forest Way and Worth Way linear Country Parks which follow disused railway lines and are part of the Sustrans national cycle network. Ashplats Wood is a tranquil spot with a cluster of tree-lined paths that lead into the grounds of East Court Mansion, the home of the town council. The High Street contains one of the longest continuous runs of 14th-century timber-framed buildings in England plus Sackville College, an early 17th-century sandstone almshouse. The adjacent St Swithun's Church stands on the highest ground in the town and can be seen for many miles around. Ancient buildings are now home to a variety of independent shops, cafes, bars and restaurants – including a historic coaching inn.

East Grinstead railway station provides commuter trains, including services to London Victoria, London Bridge and Bedford plus the option of a scenic rural jaunt on the Bluebell Railway.

East Grinstead Station 0.6 miles

Dormans Park Station 4.0 miles

Lingfield Station 4.9 miles

All distances and timings are approximate.





INFORMATION

Council Tax: Band G

EPC Rating: Band C

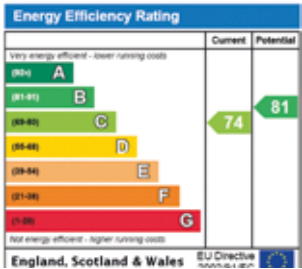
SERVICES

- Mains Gas
- Mains Electricity / Solar Panels / Battery Storage
- Mains Water
- Mains Drainage
- Heating: Air Source Heat Pump
- Heating: Radiators
- Water Heating: Electric/Solar Panels/Air Source Heat Pump

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA240165

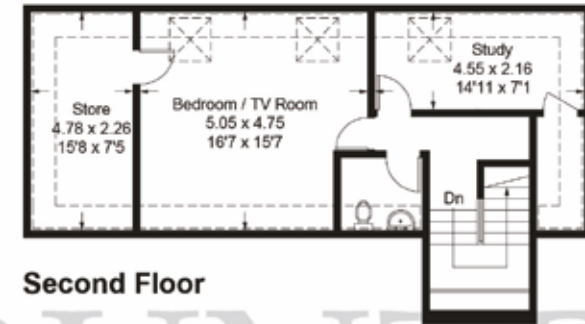


 = Reduced headroom below 1.5m / 5'0

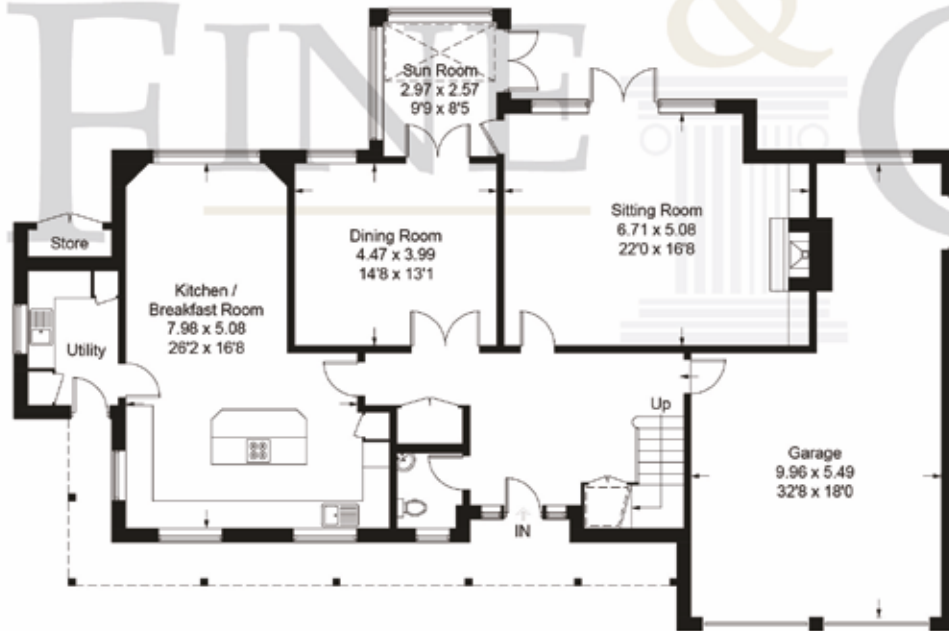
Approximate Gross Internal Area = 380.2 sq m / 4092 sq ft
(Including Garage)
Outbuildings = 18.4 sq m / 198 sq ft
Total = 398.6 sq m / 4290 sq ft



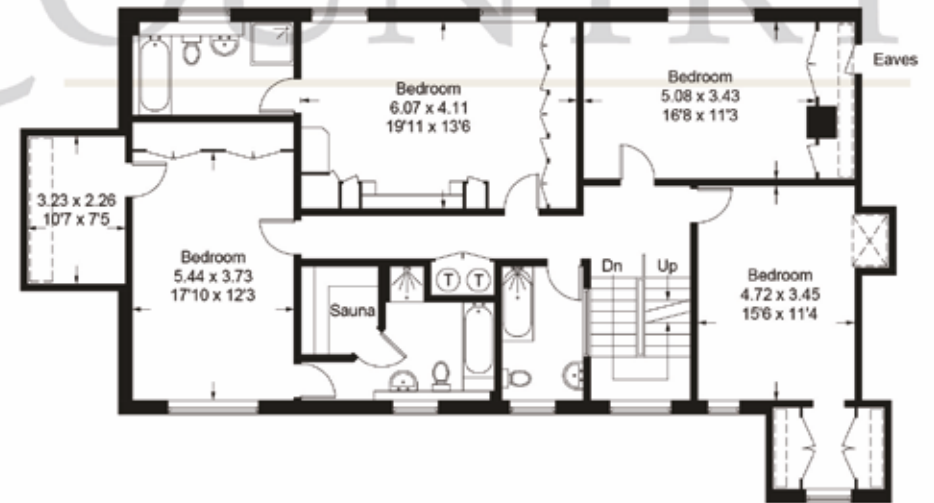
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



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. (ID1161725)

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