



Bower Cottage Legsheath Lane, East Grinstead RH19 4JN

In Excess of **£750,000**

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Bower Cottage Legsheath Lane

Standing in a truly rural location off a small private drive on the Ashdown Forest, a character detached dwelling with potential for improvement and enlargement subject to planning. The house has a spacious interior over two floors and is ideal for those seeking a country property of character and charm positioned on the Ashdown Forest with its 6,400 acres of heath/woodland, close to Weirwood Reservoir. Forest Row is within 2.5 miles for a wide selection of specialist shops and stores, cafes, restaurants and a modern health centre, whilst the nearest town is East Grinstead, within four miles, providing more extensive shopping, leisure amenities and rail services to London. Plawhatch organic farm shop is within one mile.

Accommodation: The house has a pleasant interior with beams, exposed timbers and inglenook fireplace. On the ground floor there are three reception rooms, comprising a sitting/dining room with bay windows overlooking the front garden, a living room to the front and a snug/study with door to the rear gardens. The kitchen/breakfast room has a good array of worktops, fitted cupboards and drawers, integrated double electric oven and hob, and plumbing/recess for slimline dishwasher. There is an adjacent utility room with plumbing for an automatic washing machine. On the first floor there are three bedrooms, the main one is ensuite with a modern walk in wet room, and a further second bathroom.





Bower Cottage, Legsheath Lane

Council Tax band: TBD

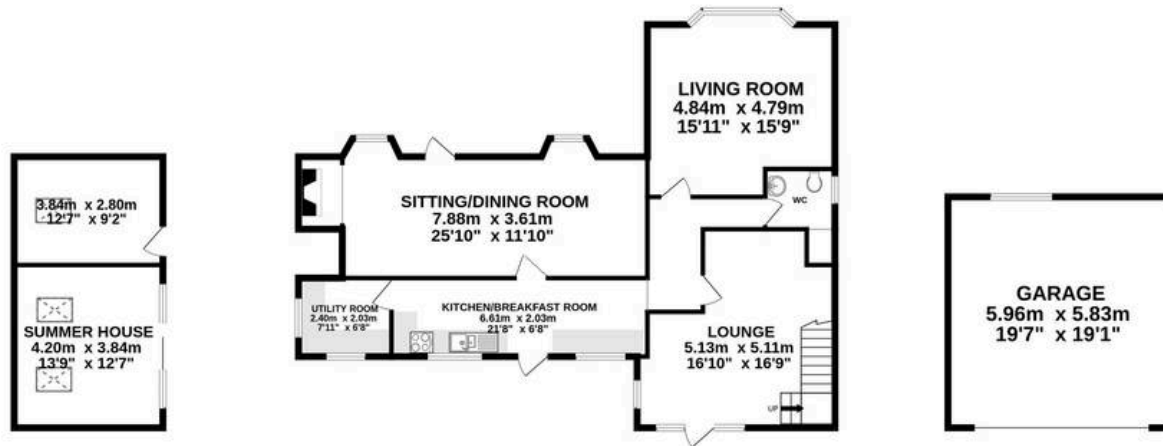
Tenure: Freehold

- PERIOD DETACHED HOUSE
- ASHDOWN FOREST SETTING
- OFF PRIVATE DRIVE
- IN NEED OF IMPROVEMENT
- SPACIOUS INTERIOR
- 3 BEDROOMS 2 BATHROOMS
- 3 RECEPTIONS KITCHEN & UTILITY
- LARGE GARDENS
- DETACHED DOUBLE GARAGE
- PARKING FOR MULTIPLE VEHICLES

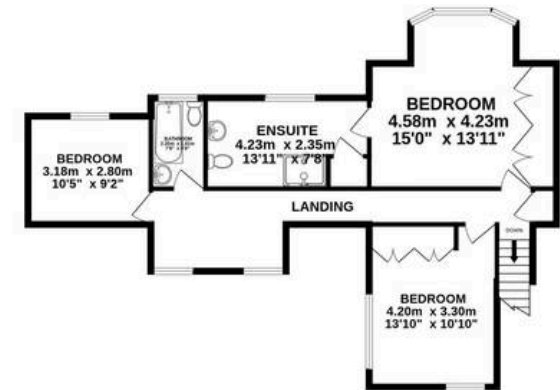
Directions to BOWER COTTAGE RH19 4JN – From Forest Row take Priory Road behind the church towards Sharpthorne. After approximately two miles turn right at the small crossroads into Legsheath Lane. Proceed past Coldharbour Manor (black wrought Iron Gates) for another two hundred yards and take the turning on the left (tree stub) signed posted Bower Hill. Enter into the private road and bear immediately right. The house is the first on the right.



GROUND FLOOR
159.0 sq.m. (1711 sq.ft.) approx.



1ST FLOOR
70.4 sq.m. (758 sq.ft.) approx.



TOTAL FLOOR AREA : 229.4 sq.m. (2469 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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