



**The Lodge, Plawhatch Plawhatch Lane, RH19 4JL**

Offers in Region of **£1,100,000**

**MANSELL  
McTAGGART**  
Trusted since 1947

# The Lodge

Plawhatch Plawhatch Lane, East Grinstead

A distinctive and most impressive detached country home on the fringe of Ashdown Forest and with countryside views to the rear. The property dates from 1874 and has since been extended and refurbished to provide a character residence of quality with an overall square footage of 1850 square feet excluding the outbuildings. Set within the Plawhatch area, associated with the popular organic farm shop, the house is well located for access to Forest Row with its diverse range of shops, specialist stores, cafes, restaurants and schools. This home offers a wealth of character and charm boasting oak windows, stone mullions and even an ordnance survey marker! The property is presented in exceptionally good decorative order and with its generous oak windows and bi fold doors has a light and spacious interior. There is a gravelled driveway which is flanked by stone walls, providing a grand entrance. Offering extensive parking, leading to the double barn style carport and attached garage. Internally there is a large kitchen/dining room (26 feet) with an exceptional range of quality units and worktops, drawers, cupboards and shelving. The entire west wall in the dining area comprises bi fold doors opening to the lawned gardens. There is a utility/cloakroom. The remainder of the ground floor comprises two large reception rooms and a study with external door. The first floor comprises the double aspect main bedroom with full height windows overlooking the garden and taking advantage of the fabulous view. There is an adjacent shower room, three further bedrooms and a family bathroom with free standing bath, hand basin and w.c.suite in white.





## The Lodge

Plawhatch Plawhatch Lane, East Grinstead

The well planned gardens with their park like feel are a feature with lawned areas, extensive colourful shrubs and bushes, and mature trees providing good privacy.

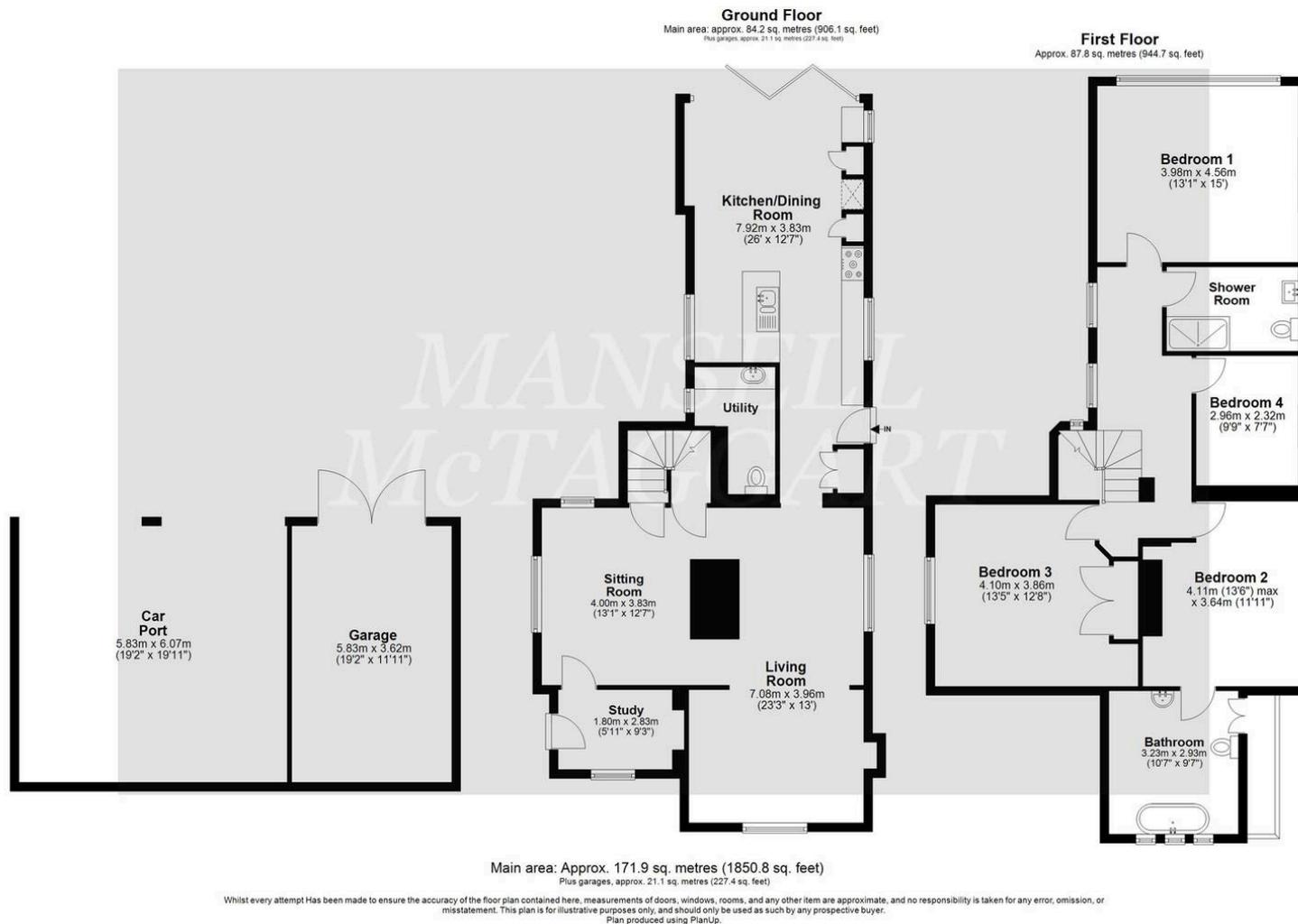
Open sided Garden Cabin to relax on those summer evenings.

The towns of East Grinstead, Crawley and Haywards Heath are all within sixteen miles as is Gatwick Airport/Station and the M23 motorway.

Council Tax Band: F

- IMPRESSIVE DETACHED LODGE HOUSE
- 4 BEDROOMS 2 BATHROOMS
- 3 RECEPTION ROOMS KITCHEN/DINING ROOM
- PERIOD ORIGINS
- STONE CONSTRUCTION
- FAVOURED PLAWHATCH AREA
- LOVELY COUNTRYSIDE VIEWS
- FOREST ROW 3 MILES
- DOUBLE CARPORT & GARAGE
- ATTRACTIVE PARK LIKE GARDENS OF 0.7 ACRES





# Mansell McTaggart Forest Row

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