



4 Phoenix Terrace, Phoenix Lane, Ashurst Wood, RH19 3RA

Guide price £285,000

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- MID TERRACED COTTAGE
- DATING FROM MID 1800s
- UPDATED BY PRESENT VENDOR
- RE-ARRANGED INTERIOR
- CENTRAL VILLAGE LOCATION

- LOVELY VIEWS OVER FIELDS
- 2 DOUBLE BEDROOMS NEW BATHROOM
- GOOD SIZED SITTING ROOM
- WELL FITTED KITCHEN WITH UTILITY ROOM
- GARDENS TO REAR WITH PLEASANT OUTLOOK



in more detail...

A well presented character home which has been the subject of AN EXTENSIVE REFURBISHMENT PROGRAMME by the current Vendor over the last six years to provide a charming dwelling.

Forming one of the centre properties in a terrace of cottages built in the 1800s, the accommodation is arranged over four floors with a splendid outlook from the top floor bedroom over the adjacent meadow.

The property has an enclosed entrance lobby with a front door opening in to the enlarged lounge/dining room, to the rear of which is a door to the garden. The kitchen/breakfast room has been relocated to the lower ground floor and comprises an attractive range of quartz worktops with burr oak fronted units including drawers and cupboards. There is an adjacent cloakroom and useful utility room with space and plumbing for a washing machine.

On the first floor there is a double bedroom and a refurbished bathroom with white suite of panelled bath with overhead shower, pedestal basin and w.c. suite.

On the top floor there is a lovely light dual aspect second double bedroom with an easterly/westerly outlook.

Outside there is a pleasant area of garden with a paved stone terrace, garden shed and a small patio.

The cottage benefits from having had new electrics and plumbing throughout and has gas fired central heating with radiators and a new combination boiler. There is also sealed unit double glazed windows and mains drainage.



outside and the location...

Ashurst Wood is a sought after village on the East/West Sussex border between the larger village of Forest Row and the historic market town of East Grinstead. Both offer a wider range of facilities including specialist stores and shops, sports and leisure amenities.

There is a train station in East Grinstead with service to Victoria/London Bridge via East Croydon. There are also stations at Cowden & Dormans both of which are within five miles with services to London.

Bus services through Ashurst Wood connect to a number of villages and towns.

The village of Ashurst Wood has its own local shops, Inn, and primary school. The area is well represented for educational needs with a number of both state and private schools/colleges within a ten mile radius.

Sports amenities are well represented locally with a number of golf courses, sailing/angling at Weir Wood Reservoir and a leisure centre with indoor swimming pool at East Grinstead.

There are a good range of churches in the area.

The Ashdown Forest with its 6,400 acres of heath/woodland is within three miles providing good riding (by permit) and walking.

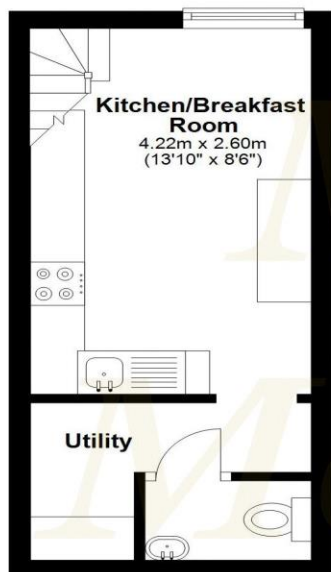
There are a number of interesting historic properties and gardens closeby including Wakehurst Place, Sheffield Park Gardens, Hever Castle, and Penshurst Place.

Directions: From our offices in Forest Row, take the A22 towards East Grinstead and turn right as you leave the village to Wall Hill, signposted Ashurstwood. Turn right at the War Memorial into Hammerwood Road and second left into Maypole Road. Continue down to the Maypole Inn and Phoenix Lane will be found on the right, immediately before.

Please check google maps for exact distances and travel times (property postcode: RH19 3RA)

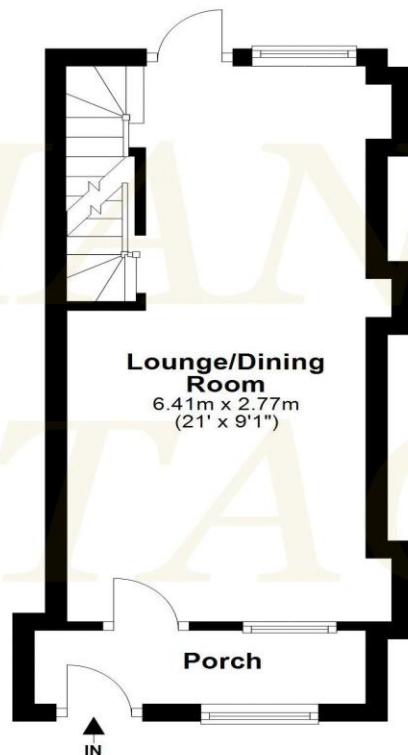
Lower Ground Floor

Approx. 16.0 sq. metres (171.7 sq. feet)



Ground Floor

Approx. 21.1 sq. metres (226.9 sq. feet)



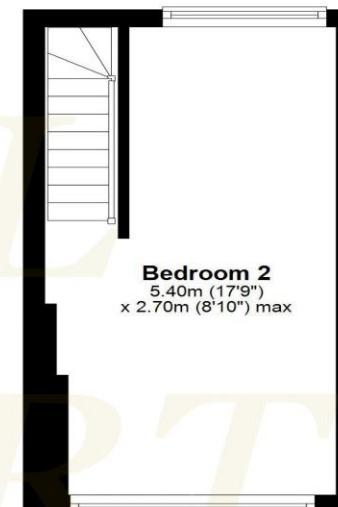
First Floor

Approx. 18.5 sq. metres (199.4 sq. feet)



Second Floor

Approx. 14.6 sq. metres (156.9 sq. feet)



Total area: approx. 70.1 sq. metres (754.9 sq. feet)

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