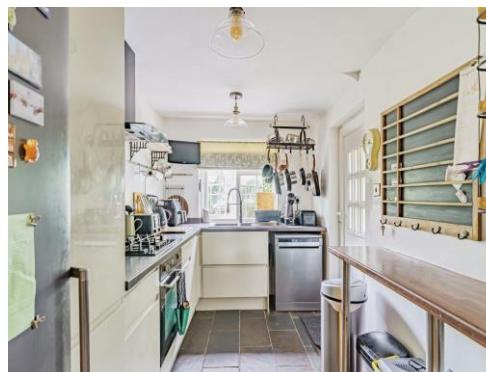




**Connells**

Maypole Road  
Ashurst Wood East Grinstead



## Property Description

Nestled in the heart of the sought-after village of Ashurst Wood, Albion Cottage is a delightful 3/4-bedroom period home that beautifully blends timeless character with contemporary style. From the moment you step inside, you're greeted by an abundance of charm - exposed beams, feature fireplaces, and an inviting layout that perfectly complements the modern updates throughout. The versatile accommodation includes three generously sized bedrooms plus a flexible fourth room, ideal as a bedroom, home office, or snug. The heart of the home offers a stylish, well-appointed kitchen and bright living spaces, perfect for entertaining or relaxing with family. Outside, you'll find a charming garden complete with a feature well and a useful outbuilding, offering excellent storage or potential for a workshop/studio. The property also benefits from off-road parking - a rare find in such a central village location. Just a short stroll to local shops, pubs, and countryside walks, Albion Cottage is a perfect choice for those seeking period character, modern convenience, and the warmth of village life.

### Utility Room

### Shower Room

### Kitchen

12' x 7' ( 3.66m x 2.13m )

### Office/Bedroom 4

12' x 9' ( 3.66m x 2.74m )

### Bedroom 1

12' x 8' ( 3.66m x 2.44m )

### Ensuite Shower Room

### Bedroom 2

11' x 9' ( 3.35m x 2.74m )

### Bedroom 3

12' 6" x 9' ( 3.81m x 2.74m )

### Family Bathroom

### Driveway

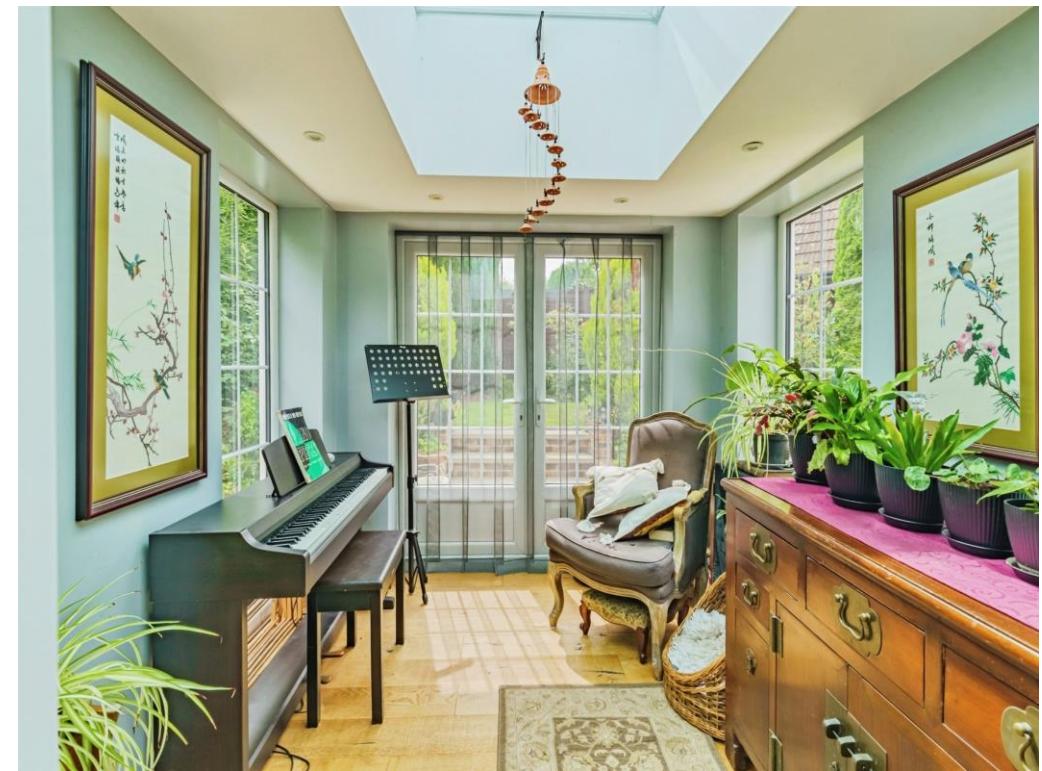
### Entrance Hall

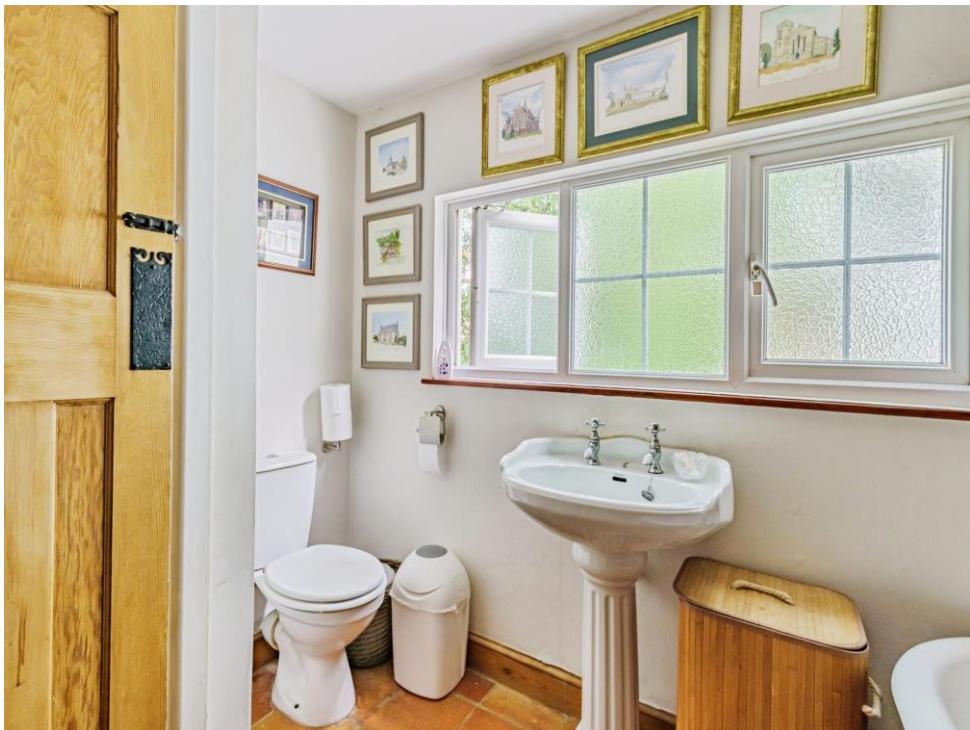
### Lounge/Diner

20' 9" x 9' ( 6.32m x 2.74m )

### Orangery

12' x 8' 10" ( 3.66m x 2.69m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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90 London Road  
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EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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