



Coombe Cross

SAINT HILL ROAD | EAST GRINSTEAD | WEST SUSSEX | RH19 4JU

Chatt
estates



Situation

An elegant country house set within 2.5 acres of beautifully landscaped grounds, with far reaching countryside views and exceptional leisure facilities

Set within approximately 2.5 acres of beautifully established grounds, with far reaching views across the West Sussex countryside, 'Coombe Cross' is an elegant early twentieth century country house that combines period character with the scale and sophistication of modern family living. Approached via wrought iron gates and along a sweeping driveway, the house has been thoughtfully restored to create a welcoming and refined interior with generous reception accommodation and a superb open plan kitchen/dining/family room forming the heart of the home. Well appointed with an extensive range of integrated appliances, this impressive space opens directly onto the substantial rear terrace creating a natural connection between indoor and outdoor living. Three further light filled reception rooms provide flexibility for both formal entertaining and everyday family life. A striking staircase rises to the first floor where five bedrooms are served by en-suite shower rooms, together with a family bathroom. The second floor provides an additional substantial room complete with a dressing room and en-suite shower room, enjoying glorious elevated views across the surrounding countryside. Outside, the beautifully maintained gardens provide a wonderful setting for relaxation and entertaining with manicured lawns, formal knot gardens and an extensive rear terrace complemented by an outdoor kitchen and heated swimming pool. A detached insulated studio currently arranged as a gym offers excellent versatility for use as a home office, creative studio or leisure space. To the front, the sweeping driveway provides ample parking and access to a triple garage completing an impressive approach to this substantial country residence.



Kitchen

- » Solid oak work surfaces
- » Granite worksurfaces
- » Twin inset sinks
- » Inset 'Miele' 5 ring gas hob
- » Modern 'Miele' extractor fan over
- » 3 Integrated 'Miele' electric ovens
- » Integrated 'Miele' coffee machine
- » Integrated 'Miele' dishwasher
- » Space for fridge freezer
- » Centre island with granite worksurfaces and breakfast bar with a range of cupboards under
- » Integrated 'Miele' wine cooler



Bathrooms

Family Bathroom

- » Free standing bath with centre mounted taps and hand shower attachment
- » Full tiled shower cubicle with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator



Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with hand shower attachment and glazed door
- » Low level w.c. suite
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator

There are four further en-suite shower rooms arranged over the first and second floor benefiting from:

- » Tiled shower cubicles
- » Low level w.c. suites
- » Wash hand basin
- » Heated ladder style towel radiators



Specification

- » Electronically controlled gated entrance
- » Large driveway with parking for several cars
- » Sizable triple bay garage with attached cloakroom
- » Gardens and grounds of approximately 2.5 acres
- » Detached studio benefiting from light and power, currently used as a gym but has a multitude of uses



Outbuildings

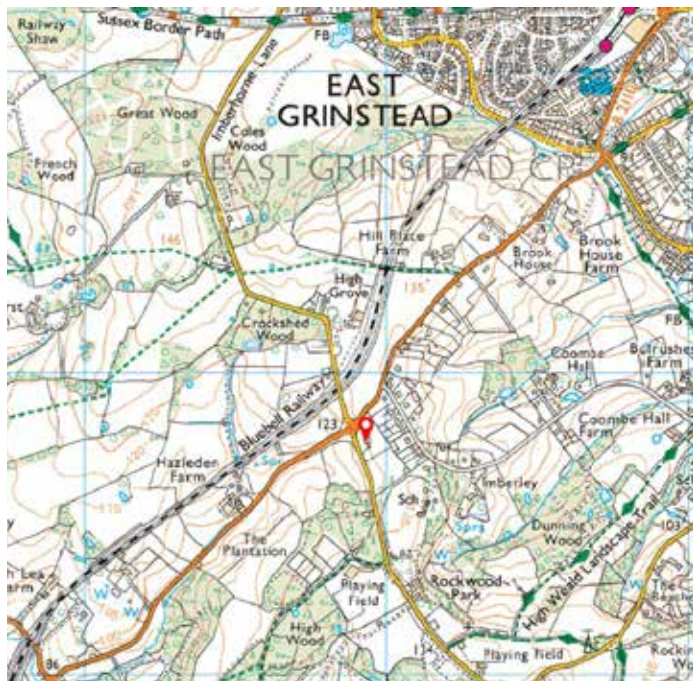
The garden is further enhanced by a detached insulated outbuilding, currently arranged as a gym but offering excellent versatility for a variety of uses including a home office, studio or hobbies room. With glazed double doors and windows overlooking the garden, it provides a practical and adaptable space separate from the main house.



External

The property is approached via electronically controlled wrought-iron gates, opening onto a generous tarmacadam and shingle driveway providing ample parking and access to a detached triple garage. The rear gardens are accessed via wrought iron gates to either side of the house, opening onto an extensive paved terrace that adjoins the rear of the property. A comprehensive outdoor kitchen provides an excellent focal point for entertaining complemented by a heated outdoor swimming pool with a separate plant room. A detached studio benefits from light and power and is currently arranged as a gym, offering considerable versatility for alternative uses. Steps rise to an expansive lawn bordered by established hedging and interspersed with mature trees and shrub beds creating a wonderful sense of privacy. A formal knot garden, linked by shingle pathways and vine clad pergola walkways forms an attractive feature of the grounds, with a central water feature and adjoining shingle seating area providing a charming place to sit and enjoy the surroundings.





Transport Links

East Grinstead Train Station	approx. 1.3 miles
Three Bridges Train Station	approx. 5.2 miles
London Victoria By Train	approx. 46 mins
A23 Slip Road	approx. 6.6 miles
Brighton	approx. 11.5 miles
Gatwick Airport	approx. 20.6 miles

Consumer protection from unfair trading regulations 2008
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Saint Hill Road, East Grinstead, RH19 4JU

Approximate Gross Internal Area = 567.4 sq m / 6107 sq ft
Outbuildings = 128.3 sq m / 1381 sq ft
Total = 695.7 sq m / 7488 sq ft
(Including Garages / Eaves / Loft / Excluding Bar)



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys © 2026

A buyer is advised to obtain verification from the solicitor.
Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.