

## Clappers West Lane, East Grinstead, RH19 4HH £1,350,000 Freehold

This architect-designed executive residence offers refined living accommodation and is nestled within a coveted private road with breathtaking south-west facing views over the Sussex countryside from a spectacular garden of 0.6 acres.

The exceptionally spacious and versatile accommodation extends to more than 4,000 sq ft of elegant living space with many rooms having captivating garden views.

The fabulous ground floor includes a grand reception hall to welcome visitors, a magnificent sitting room with a feature fireplace, a formal dining room plus a stunning sunroom.

The heart of the home is a superb, spacious open-plan kitchen/breakfast room featuring a central island and 'top-of-the-line' appliances with the added practicality of a useful adjoining utility room.

Upstairs provides a peaceful retreat with six generously sized bedrooms, each offering a tranquil haven, plus three well appointed bathrooms. The exceptional master bedroom suite includes both bathroom and sauna.

The second floor bedrooms can readily accommodate alternative uses such as an office/study, library, gym or games room.

There are also two cloakroom/WCs, one on the ground floor and another on the second floor.

The property enjoys a prime position offering 'the best of both worlds' – a peaceful estate setting within easy walking distance of East Grinstead town centre. Convenient commuting options include excellent road and rail links to London, the motorway network and the South coast making this an ideal location for professionals. The setting also suits families with access to renowned local schools, glorious countryside and a wealth of sporting and leisure amenities.

## Situation

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The expansive south-west facing garden provides a serene outdoor retreat with stunning elevated views and a useful outbuilding whilst the large driveway accommodates ample parking complemented by an integral garage for up to three vehicles.

This is a truly exceptional property that seamlessly blends modern sophistication with a touch of country charm in a highly convenient yet private setting. Contact us today to arrange a viewing.

## LOCATION

East Grinstead is in West Sussex, near the East Sussex, Surrey, and Kent borders. The town is on the Greenwich Meridian and has many historic buildings and is close to the glorious countryside of The Weald and Ashdown Forest plus the Forest Way and Worth Way linear Country Parks which follow disused railway lines and are part of the Sustrans national cycle network. Ashplats Wood is a tranquil spot with a cluster of tree-lined paths that lead into the grounds of East Court Mansion, the home of the town council. The High Street contains one of the longest continuous runs of 14th-century timber-framed buildings in England plus Sackville College, an early 17th-century sandstone almshouse. The adjacent St Swithun's Church stands on the highest ground in the town and can be seen for many miles around. Ancient buildings are now home to a variety of independent shops, cafes, bars and restaurants – including a historic coaching inn.

East Grinstead railway station provides commuter trains, including services to London Victoria, London Bridge and Bedford plus the option of a scenic rural jaunt on the Bluebell Railway.

East Grinstead Station 0.6 miles

Dormans Park Station 4 miles

Lingfield Station 4.9 miles

All distances and timings are approximate.

Council Tax: Band G

EPC Rating: Band C

## SERVICES

Mains Gas

Mains Electricity / Solar Panels / Battery Storage

Mains Water

Mains Drainage

Heating: Air Source Heat Pump

Heating: Radiators

Water Heating: Electric/Solar Panels/Air Source Heat Pump

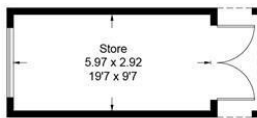
Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA240165

 = Reduced headroom below 1.5m / 5'0"

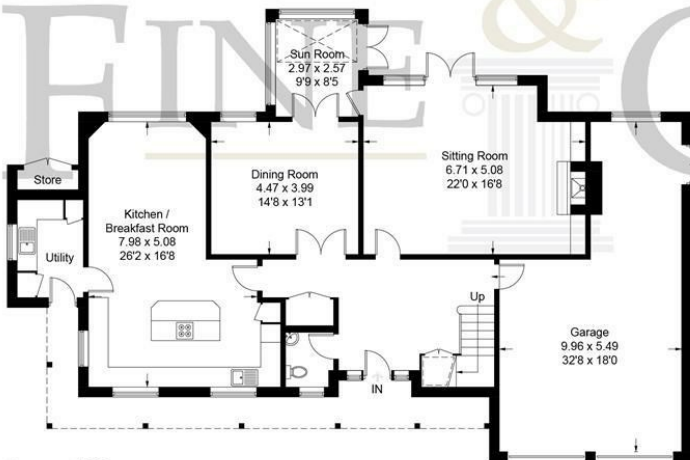
Approximate Gross Internal Area = 380.2 sq m / 4092 sq ft  
 (Including Garage)  
 Outbuildings = 18.4 sq m / 198 sq ft  
 Total = 398.6 sq m / 4290 sq ft



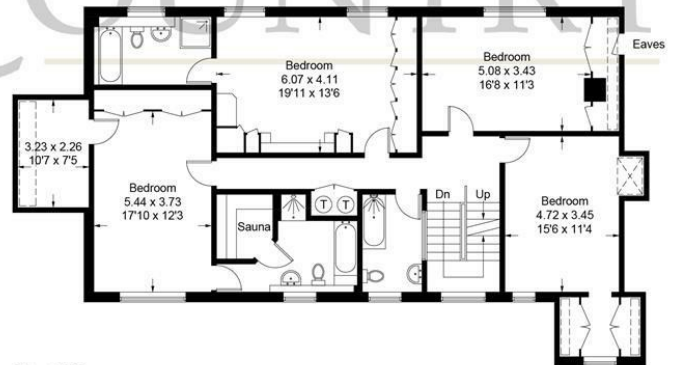
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1161725)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	