



Connells

Gate Lodge Hammerwood Road
Ashurst Wood East Grinstead

Gate Lodge Hammerwood Road Ashurst Wood East Grinstead RH19 3SA

for sale guide price
£500,000 - £550,000



Property Description

Tucked away on a quiet, sought-after road in the heart of Ashurst Wood, this charming three-bedroom link-detached period property offers a rare blend of character, comfort, and village convenience. From the moment you arrive, the home's traditional facade and mature surroundings set a welcoming tone, hinting at the warmth and history found within.

Stepping inside, you're greeted by generously proportioned rooms enhanced by classic period features—high ceilings, and large windows that fill the home with natural light. The main living space provides an inviting setting for everyday relaxation. A well-appointed kitchen combines rustic charm with modern practicality, offering ample storage and views over the garden and benefits from underfloor heating.

Upstairs, two well-sized bedrooms provide excellent flexibility for family life, guests and the third bedroom/snug is on the ground floor. Each room carries its own sense of character, with thoughtful touches that reflect the property's heritage. The family bathroom is tastefully finished, balancing contemporary comfort with the home's traditional style and also benefits from underfloor heating.

Outside, the private rear garden offers a peaceful retreat—perfect for morning coffee, summer dining, or simply enjoying the tranquillity of this quiet residential setting. The link-detached layout provides the feel of a standalone home while maintaining a sense of community within this desirable road.

Entrance Hall

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Living Room/Dining Room

26' 8" x 11' (8.13m x 3.35m)

Study

6' 8" x 3' 10" (2.03m x 1.17m)

Bedroom 3/Snug

10' 5" x 8' 11" (3.17m x 2.72m)

Bathroom

Landing

Bedroom 1

14' 6" x 13' 6" (4.42m x 4.11m)

Bedroom 2

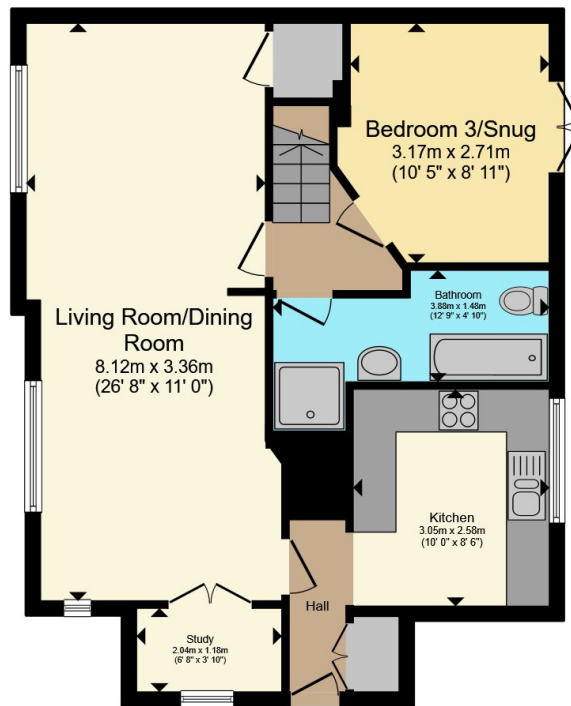
10' 5" x 9' 11" (3.17m x 3.02m)

Summer House

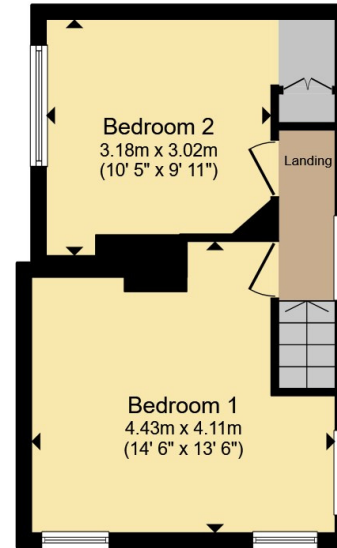




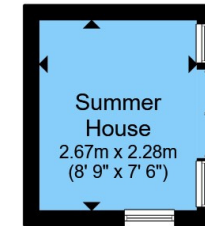




Ground Floor



First Floor



Outbuilding

Total floor area 99.6 m² (1,072 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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