

Price:

£675,000

Garnham
H Bewley

Cansiron Lane, Ashurst Wood,



- Four Bedroom Detached Family Home
- Lounge / Dining Room
- Fitted Kitchen
- Two Family Bathrooms
- Fabulous Location
- Driveway Parking & Garage
- Front and Rear Gardens
- Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Old Laundry Cottage, Cansiron Lane, Ashurst Wood, West Sussex RH19 3SF

Offered to the market for the first time in over 60 years, this charming three / four bedroom detached home is located on the ever-popular Cansiron Lane in Ashurstwood and enjoys far-reaching countryside views.

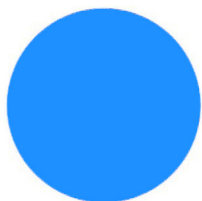
Formerly the original laundry cottage serving the Abbey, the property offers spacious, versatile accommodation throughout. The ground floor comprises an inviting entrance hall, a delightful dual-aspect living / dining room featuring a fireplace and direct access to the beautifully private rear garden. Large windows to the front aspect allow an abundance of natural light to flood the living spaces.

The fully fitted kitchen overlooks the front of the property, while the generously sized principal bedroom is conveniently situated on the ground floor, enjoying lovely views over the gardens. A family bathroom also serves the ground floor accommodation

To the first floor are three well-proportioned bedrooms, a family bathroom, useful eaves storage, and a separate study area, ideal for home working or hobbies.

Further benefits include a utility room with internal access to the garage. Subject to the necessary planning permissions, the right-hand side of the property offers excellent potential to create a self-contained annex, perfect for multi-generational living or guest accommodation.

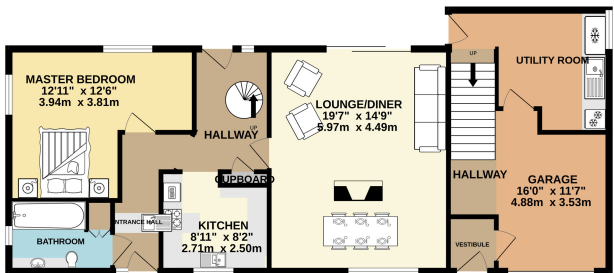
Externally, the property boasts ample driveway parking, a good-sized garage, and mature gardens that are predominantly laid to lawn with established shrubs and planting, a natural Well with electric pump and plenty of space for everyone to enjoy with its tranquil position in the lane.



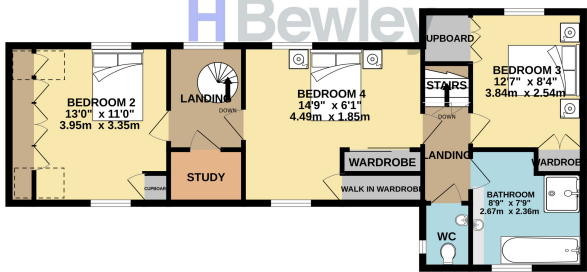
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Accommodation

GROUND FLOOR



1ST FLOOR



THE OLD LAUNDRY - FLOORPLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Entrance Hall

Downstairs Bathroom

Lounge / Dining Room

19' 7" x 14' 9" (5.97m x 4.50m)

Kitchen

8' 11" x 8' 2" (2.72m x 2.49m)

Utility

8' 4" x 7' 2" (2.54m x 2.18m)

Master Bedroom

12' 6" x 12' 11" (3.81m x 3.94m) L -Shape

First Floor

Bedroom 2

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom 3

12' 7" x 8' 4" (3.84m x 2.54m)

Bedroom 4

14' 9" x 6' 1" (4.50m x 1.85m)

Family Bathroom

7' 9" x 8' 9" (2.36m x 2.67m)

Study

Driveway

Garage

16' 0" x 11' 7" (4.88m x 3.53m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.7 miles

Dormans Station

3.6 miles

Cowden Station

4.4 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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