



 FINE &
COUNTRY

The Old Vicarage
Hammerwood, East Grinstead, Surrey RH19 3QE

Property at a glance

- Substantial 6 bedroom residence offering versatile accommodation
- Three generous reception rooms ideal for family living and entertaining
- Three well-appointed bathrooms
- Extensive gravelled driveway providing parking for numerous vehicles
- Triple garage with office and shower room above
- Basement level featuring gym/studio, wine cellar and utility room
- Stunning panoramic views towards Ashdown Forest
- Approximately 1.25 acres of wrap-around gardens including terrace, lawn, seating area and orchard
- Tesla Powerwall installed, with a further 3 acres potentially available by separate negotiation
- Available Early September 2026

Setting

East Grinstead has a good range of shops and restaurants. For a more extensive range of shopping there is Tunbridge Wells. There are a number of sports clubs around the town including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown, Sweetwoods and Holtye. Horse racing at Lingfield Park.

There are railway stations at East Grinstead, Lingfield and Cowden providing services to London Bridge/Victoria. The A22 gives access to East Grinstead which in turn leads to M25.

£7,500 PCM

The Old Vicarage

Tucked away along a private road and enjoying panoramic views across the stunning Ashdown Forest, this Victorian family home offers period charm, generous living space, and a spectacular setting.

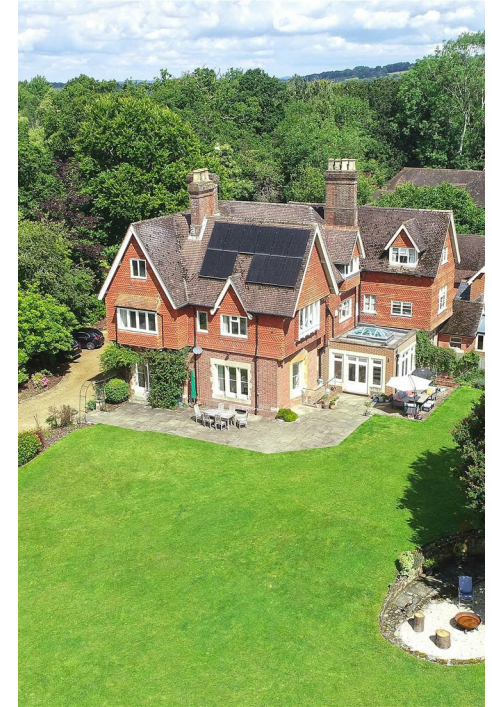
An entrance porch opens into a welcoming lobby and reception hall, leading to an elegant sitting room, a formal drawing room, and a dining room. At the heart of the home is the spacious, light-filled kitchen, breakfast, and family room, which is beautifully appointed and opens directly onto the terrace and gardens. The lower ground floor provides a versatile gym or studio with its own external access, together with a wine cellar and a substantial utility room complete with a dog shower and direct access to the gardens.

The first floor features an impressive principal bedroom suite with a dressing room and ensuite bathroom, alongside two further bedrooms, a study, and a family bathroom. The second floor offers two additional bedrooms, a generous games room, and a shower room, providing flexible accommodation for family and guests.

Outside, a large driveway leads to a triple garage with a self-contained studio or bedroom above, complete with its own shower room. The landscaped gardens are a true highlight of the property, offering breathtaking views across Ashdown Forest.

TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Available: Early September
Deposit: £10,384.61 (6 weeks)
Tenancy: Long Term



Holtye Road Hammerwood, East Grinstead, RH19 3QE

Approximate Gross Internal Area = 476.0 sq m / 5124 sq ft
Outbuilding = 76.1 sq m / 819 sq ft
(Including Triple Garage)
Total = 552.1 sq m / 5943 sq ft



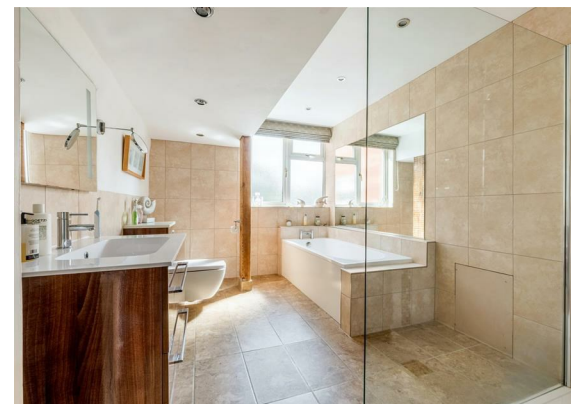
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191841)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		55	68
		EU Directive 2002/91/EC	



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