



Saint Hill Green

East Grinstead, West Sussex. RH19

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This beautifully presented character home is located in a charming hamlet, close to East Grinstead and has spacious, well-proportioned accommodation and a garden with delightful rural views.

The property has been extensively refurbished and upgraded, both inside and out, full details of which are available from the owners.

- Hall
- Sitting room
- Family room
- Kitchen/breakfast room
- Utility room
- Converted chapel with separate entrance for use as additional family room or bedroom 5 with en suite shower room
- Principal bedroom with en suite shower room
- 3 further bedrooms
- Family bathroom
- Parking
- Gardens with paved seating area, lawn and garden store
- Rural setting and views



Property

This delightful family house forms part of a stunning, sandstone farmhouse. The original hamlet's chapel is linked to the house and also has its own entrance, allowing for use as ancillary accommodation.

The front door opens into a spacious hall. The sitting room is an excellent size and has a fireplace housing a wood burning stove flanked by shelving. Next to this is the family room, which has a fireplace housing a wood burning stove and a large window overlooking the terrace. The kitchen/breakfast room has a range of fitted floor and wall units with woodblock worktops, a range-style cooker, double butler's sink, underfloor heating and door to the garden. Beyond is the utility room with ample space for appliances and boiler cupboard. A door from here opens into the converted chapel with its own front door, which can be used as additional entertaining space or a 5th bedroom as there is an adjoining shower room.

On the first floor is the principal bedroom, which has a built-in wardrobe, ornamental cast iron fireplace, window overlooking the garden and a well-appointed en-suite shower room with WC, wash hand basin and limestone tiled floor. There are 2 further bedrooms on this floor and an attractive family bathroom, which has a panelled bath with shower attachment and screen, WC, basin and chrome heated towel rail.

Stairs lead from the first floor landing up to a light and airy loft bedroom, which could alternatively be used as a home office.

Outside

A gravel in-and-out carriage driveway sweeps past the front garden and parking area in front of the house. Beside the road there is a recently planted laurel hedge. A gated path leads around the side of the house to the main area of garden at the rear, where there is a large paved seating area with steps up to the lawn. At the top of the garden is a shed and from here there are delightful views across neighbouring farmland.


Local Authorities and Services

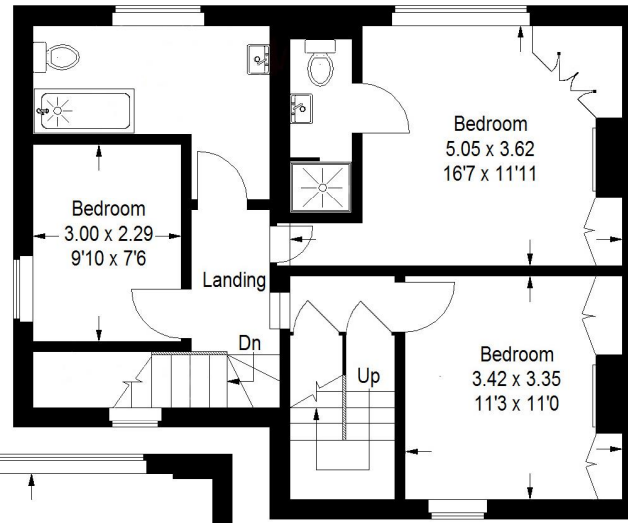
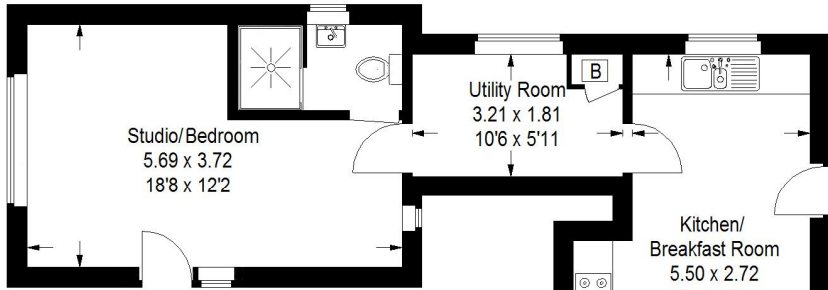
Mains electricity and water. Oil fired central heating. LPG for cooker. Council tax: Band F. Mid Sussex DC 01444458166. West Sussex CC 01243777100. Freehold.



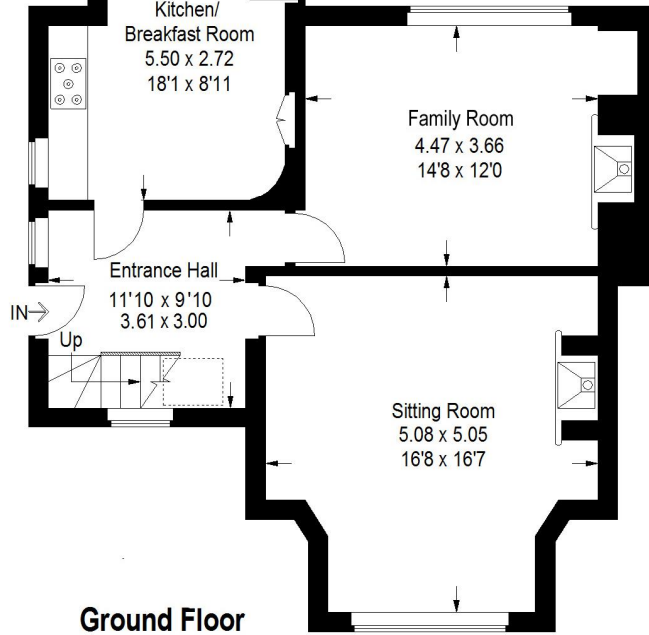
Approximate Gross Internal Area :-
177 sq m / 1905 sq ft

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

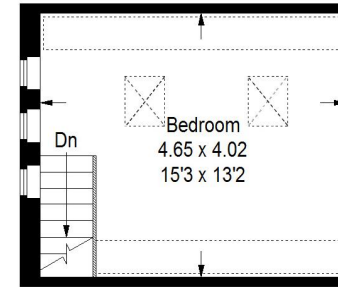
 = Reduced headroom
below 1.5 m / 5'0"




First Floor



Ground Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From the centre of East Grinstead head south down Ship Street and onto Dunnings Road. Head up West Hoathly Road for about 1 mile and the drive will be found on the left directly opposite the green.

Local Amenities

Historic East Grinstead has much to offer, with its medieval high street and a wide range of stores and supermarkets. The nearby towns of Crawley and Tunbridge Wells are also within easy reach.

East Grinstead has some excellent clubs including rugby, hockey, cricket, netball, tennis and football. Golf is available at Chartham Park, Royal Ashdown and Holtye. Ashdown Forest and Lingfield Racecourse are also nearby.

Communications

There are mainline railway stations at East Grinstead (2 miles), Three Bridges (9 miles) and Gatwick (11 miles) providing services to London Bridge/Victoria. The M23 is 9½ miles away providing good access to London, Brighton and Gatwick. The A22 also connects directly to M25. (Distances are approx).

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01342 326326

eastgrinstead@humberts.com

The Old Bakery, Lewes Road, Forest Row, East Sussex, RH18 5HA

