



# Coombe Hill Road

East Grinstead, West Sussex. RH19

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A delightful period family house with an attractive garden, tucked away in a secluded setting along a prestigious private road on the edge of the town.

- Hall
- Cloakroom
- Drawing room
- Dining room
- Study
- Kitchen/breakfast room
- Utility room
- Principal bedroom with en-suite bathroom
- 3 Further bedrooms
- Family bathroom
- Separate WC
- 2 Bedroom cottage
- Attached garage
- Further garage
- Gardens
- Terrace
- Vegetable garden
- Orchard
- Paddock

About 2¼ acres



## Property

The house is believed to have been built around 1927 and is a wonderful family home with well proportioned rooms. There is a porch with a front door opening to an entrance lobby with cloakroom off and hall beyond. The sitting room has a fireplace housing a Jetmaster. The dining room has a fireplace, hatch to kitchen with cupboard below and door to the study which has French doors to the garden. The kitchen/breakfast room has fitted units with a peninsula unit, worksurfaces, gas Aga with back boiler for the hot water, 4 ring induction hob, oven, microwave, dishwasher and French doors to the garden. Beyond is the utility room.

On the first floor the principal bedroom has a dressing area and an en-suite bathroom. There is a family bathroom and 3 further bedrooms, all with built in cupboards, 2 of which have a wash hand basin.

The cottage has a hall with 2 bedrooms, both with cupboards, shower room, fitted kitchen/breakfast room and a sitting room with a fireplace.

## Outside

An in and out carriage drive sweeps up to and past the attached garage and house. The drive also leads past the cottage to a further garage. The attractive garden is divided into sections with hedging and shrub borders. There is a paved terrace with pergola over, sweeping lawns, spring bulbs, orchard, vegetable garden and garden shed. Beyond the garden is a paddock which has a separate access to Coombe Hill Road. In all the whole property extends to about 2¼ acres.

## Directions

Leave East Grinstead on the B2110 Turners Hill Road. Proceed up the hill and shortly after the brow of the hill turn left into Coombe Hill Road. Proceed down the road for about ½ mile and the drive to the house will be found on the left.



## Local Amenities and Communications

East Grinstead has much to offer, with a wide range of stores and supermarkets. The towns of Crawley and Tunbridge Wells also within easy reach provide an excellent range of facilities. There are excellent state and private schools close by. East Grinstead has a number of 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. There is a mainline railway station at East Grinstead, providing services to London Bridge/Victoria. The A22 also connects directly to the M25. The M23 is about 7 miles away and provides good access to London, Brighton and Gatwick.

## Tenure, Local Authorities & Services

Freehold. Mains water, gas and electricity. Private drainage. Gas fired central heating. Council tax band H. Mid Sussex District Council 01444 458166. West Sussex County Council 01243 777100. EPC House band E, Cottage band D.

Approximate Area = 256.7 sq m / 2763 sq ft

Annexe = 68.2 sq m / 734 sq ft

Garages = 33.4 sq m / 359 sq ft

Total = 358.3 sq m / 3856 sq ft

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Cottage  
(Not Shown In Actual  
Location / Orientation)

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