



Twyford

Birch Grove, Horsted Keynes. RH17

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A magnificent barn conversion with attached annexe set in a wonderful location within Ashdown Forest and with fabulous panoramic views

- Vaulted reception hall
- Drawing room
- Kitchen/family room
- Utility room
- Study
- Principal bedroom with en suite bath/shower room
- 4 Further bedrooms, 2 with en suite shower rooms
- Family shower room
- Attached annexe with sitting room, kitchen, bedroom and bathroom
- Garaging for 3 cars
- Extensive parking
- Store room and workshop
- Landscaped garden with courtyard, lawns, summerhouse, parterre, orchard, decking with hot tub, vegetable garden and greenhouse
- About 1.4 acres





## Property

This beautifully presented conversion of period farm buildings has extensive and flexible accommodation set around a delightful courtyard.

The courtyard leads up to a verandah on the main barn, where the front door opens into a spectacular vaulted reception hall with an impressive staircase and full height window. To the east of the hall is an elegant and spacious drawing room with fitted bookcase, two sets of French doors to the verandah and a fireplace housing a wood burning stove, flanked by cupboards. The kitchen/family room is also an excellent size and has hand painted units with granite worktops, an electric Aga, integrated dishwasher and fridge, countersunk stainless steel sink, exposed beams, stone flooring and French doors to the courtyard. An opening leads through to a playroom/study area, beyond which are a good size bedroom with en suite shower room and the utility room.

From the hall the staircase divides, leading on one side to the superb principal bedroom with fitted wardrobes, lovely views to the forest and beautifully appointed bath/shower room. The other section of the stairs leads to another bedroom with en suite shower room. There are 2 further spacious bedrooms, a store room and a lovely family shower room on the ground floor.

On the southern end of the property is an annexe, which has an interconnecting door with the main property as well as its own front door accessed from the drive, a well-appointed bathroom, large bedroom with glazed door to the courtyard, well-fitted kitchen and a wonderful sitting room.

## Outside

There is parking for several cars next to the annexe and an electric gate opens onto a drive that sweeps around to a further parking area, double and single garages, a store room and a workshop. The courtyard garden has paving and shrubs, leading onto a south west facing lawn. Beyond is a larger expanse of lawn and paths to the vegetable garden, greenhouse and orchard. The garden is bordered by cut hedging, has wonderful panoramic views across the Forest and is well-stocked with mature shrubs, flower beds. Along the south eastern edge is a raised deck with hot tub, a summerhouse and parterre.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Local Amenities & Communications

Located in a wonderful position in the tranquil rural hamlet of Twyford, which is within Ashdown Forest, yet readily accessible to Haywards Heath for the commuter. The property has some fabulous views across its own land and to the South Downs. For local amenities there are the villages of Forest Row and Horsted Keynes and for more extensive shopping, educational and transport facilities there are the towns of East Grinstead, Haywards Heath and Tunbridge Wells. Nearby Ashdown Forest is the largest free public access space, in the South East. It is a great place for walking, riding and enjoying spectacular views over the Sussex countryside and is known the world over as the home of Winnie-the-Pooh.

The mainline railway stations at Haywards Heath (7 miles), East Grinstead (7 miles), Three Bridges (9 miles) and Gatwick (13½ miles), provide services to London Bridge/Victoria. The A22 at Wych Cross is about 2 miles. M23 (10 miles) provides good access to London, Brighton, Gatwick and the national motorway network. All distances are approximate.

## Directions

From East Grinstead take the A22 to Forest Row. In Forest Row cross straight over the roundabouts continuing on the Lewes Road (A22) heading south. After about 2 miles you will come to the traffic lights at Wych Cross where you turn right. Continue along this road for about ½ mile and take the left turning signed Twyford Lane. The last drive on the left leads to the property.

## Local Authorities & Services

Mains water and electricity.  
Oil fired central heating.  
Private drainage.  
Wealden District Council:  
01892 653311.  
East Sussex County Council:  
0345 608 0190. Council tax: Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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