



# Hammerwood Road

Ashurst Wood, West Sussex. RH19

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A beautifully presented detached family house with an attractive garden, set within the village.

- Hall
- Kitchen/breakfast room
- Sitting room
- Conservatory/dining room
- Utility room
- Shower room
- Principal bedroom with en-suite bathroom and dressing room
- 3 further bedrooms
- Family shower room
- Parking
- Attached garage
- Terrace
- Lawn
- Greenhouse/garden shed and gazebo



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Property

A porch with a front door opens into the hall. The spacious kitchen/breakfast room is open to the living area creating great entertaining space. There are fitted units with quartz worksurfaces, Belling Range with 7 gas hobs, grill and 2 ovens, built in dishwasher, dresser and an island unit with breakfast bar, cupboards and wine rack. The living area has a woodburning stove. The conservatory/dining room is a good space and has 2 sets of French doors leading to the garden and there is a door to the garage. There is also a utility room and a shower room.

Upstairs, the principal bedroom has a dressing area with range of fitted wardrobes and a well-appointed en-suite bathroom. There are 3 further bedrooms and a family shower room. The landing has access to a roof space.

## Outside

There is a brick paved drive in front of the integral garage with electric up and over door. A path flanked by beds of green welsh slate leads to the front door. There is a side passage around the house that leads to the main garden at the rear where there are gravelled seating areas and decking overlooking the lawn. Steps lead down to the lawn with borders, cherry tree, greenhouse/garden shed and a gazebo.

## Tenure, Local Authorities and Services

Freehold. Mid Sussex DC 01444 458166. West Sussex CC 01243 777100. Council Tax band E. All mains services. Gas central heating.

## Directions

From East Grinstead head south towards Forest Row on the A22. Turn left toward Ashurst Wood onto Hammerwood Road. Go passed the turning on the left (Woods Hill Lane) and the house is the third drive on the left.

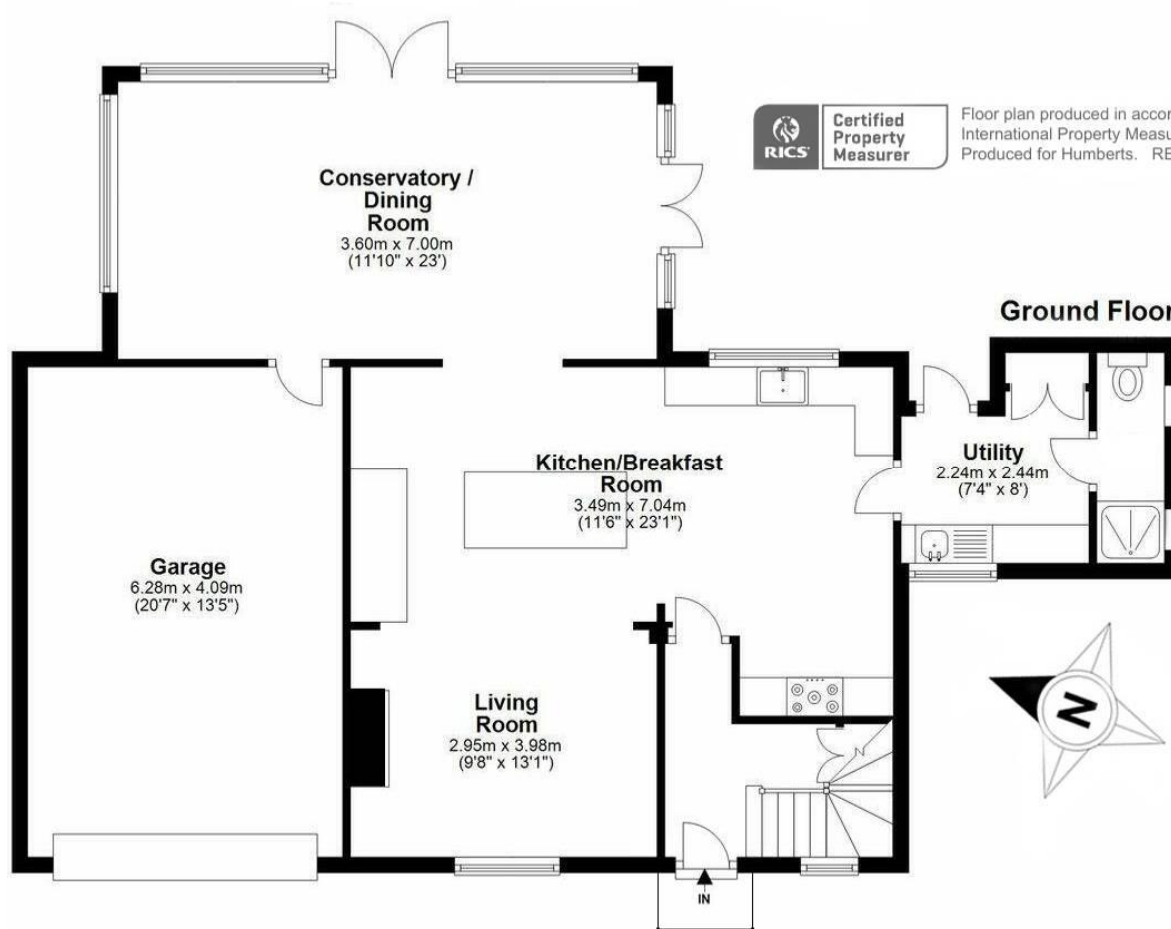


## Local Amenities & Communications

The A22 runs through the centre of the village providing good access to M25 and London. The railway station at East Grinstead offers services to London Bridge/Victoria in about 54 minutes. Gatwick is about 13 miles away.

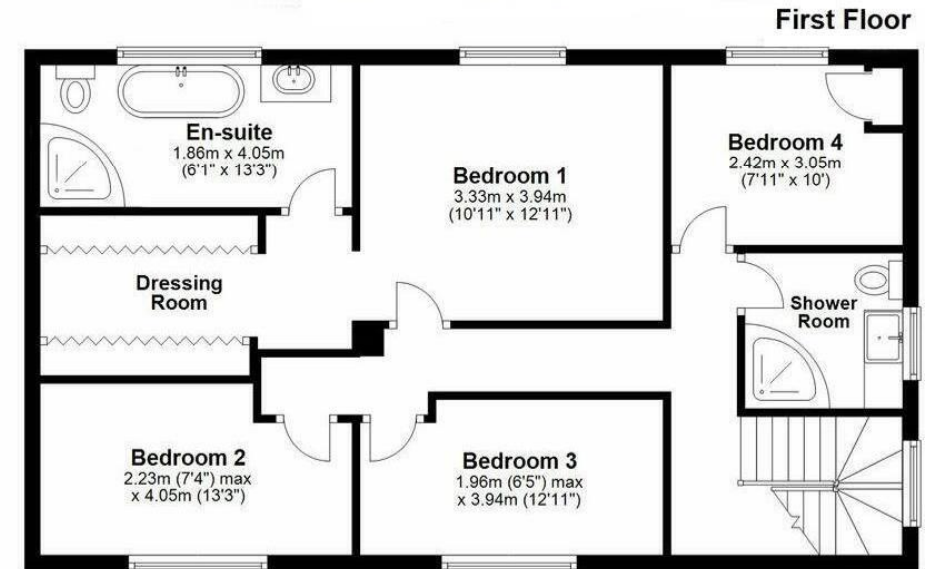
Forest Row has excellent local amenities including restaurants, golf and sports clubs. East Grinstead and Tunbridge Wells have a further range of shops, transport and recreational facilities. There is an excellent selection of schools in the surrounding area, including Michael Hall.

Ashdown Forest is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Humberts. REF: 1043347

Total area: approx. 177.1 sq. metres (1906.8 sq. feet)



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