



Luxford Lane

East Grinstead, West Sussex. RH19

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A grade II listed farmhouse in a quiet tucked away location a short distance from the town.

- Reception Hall
- Sitting room
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Entrance lobby

- Cellar

- 5 bedrooms
- 2 bath/shower rooms
- Laundry room

- 1 bedroom annexe

- 4 bay period barn for garaging
- Period barn with office and garden store with room above
- Log store/ pool equipment building
- Greenhouse
- Parking area
- Lawns with borders
- Vegetable garden
- Swimming pool
- Paddock

About 7.3 acres



Property

The farmhouse dates back to the early 17th century with its linked former brewhouse, which is now the annexe. It is situated in a wonderful location at the end of a private no through road.

The front door opens into an entrance lobby with brick floor and cloakroom off. The reception hall has a brick floor, exposed beams, fireplace and is open to the sitting room. The sitting room has an inglenook fireplace flanked by cupboards. The dining room also has a fireplace. The kitchen/breakfast room is fitted with wall and floor units, worktops, exposed beams, Aga for cooking and hot water, 2 ring gas hob and doors to the garden. There is an inner hall with original front door to what would have been the original front garden and steps to a useful cellar.

On the first floor off the landing are 3 bedrooms, 2 with exposed timber framing and beams while the other has fitted wardrobes. There is also a well-appointed family bathroom, shower room and a laundry room. On the second floor there are 2 attic bedrooms with exposed beams.

There is a covered walkway to the annexe which comprises a sitting room, kitchen and shower room on the ground floor with a bedroom on the first floor.

Outside

There are a number of period buildings including a 4 bay cart shed for parking, one of which has an up and over door which houses the oil tank. Behind is a tool shed/log store which also houses the swimming pool equipment. At the bottom of the garden there is a further attached barn used as an office and garden store with a room over.



Communications

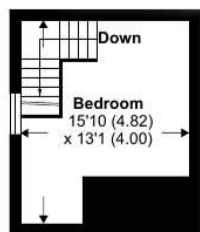
The railway station at East Grinstead provides services to London Bridge/Victoria in about 55 minutes. The A22 connects to the M25, London, and Brighton. The M23/A23 gives good access to Gatwick airport (about 11 miles).

Easements and Wayleaves

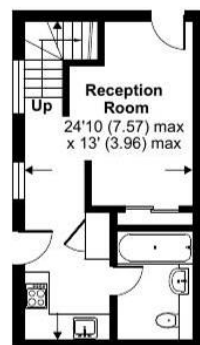
The property is offered for sale subject to, and with the benefit of all wayleaves and easements whether specifically mentioned in these particulars or not.

Approximate Area = 2680 sq ft / 248.9 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Cottages = 527 sq ft / 48.9 sq m
 Garages = 549 sq ft / 51 sq m
 Outbuildings = 473 sq ft / 43.9 sq m
 Total = 4283 sq ft / 397.7 sq m
 For identification only - Not to scale

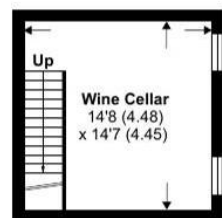
Denotes restricted head height



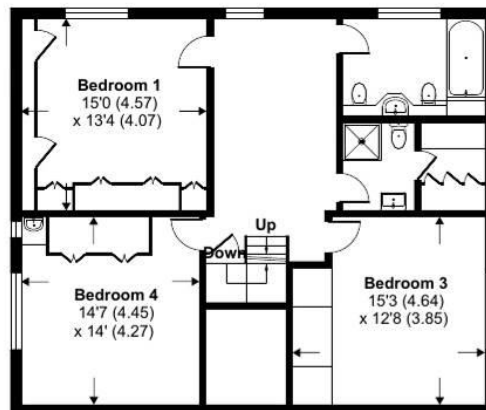
FIRST FLOOR COTTAGE



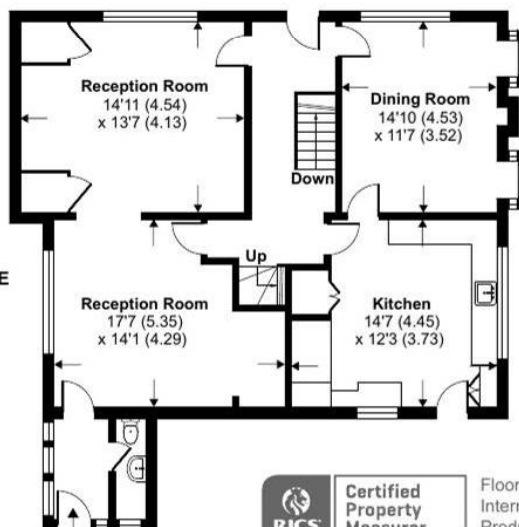
GROUND FLOOR COTTAGE



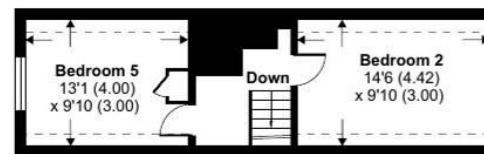
BASEMENT



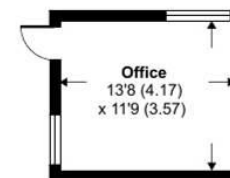
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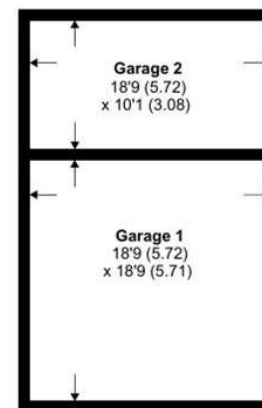
GROUND FLOOR



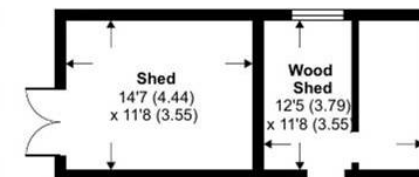
SECOND FLOOR



OUTBUILDING



GARAGE 1 / 2



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2024. Produced for Humberts. REF: 1132926

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