



Herontye Lodge

East Grinstead, West Sussex. RH19

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An architecturally stunning and well-proportioned period lodge house with stone elevations, set just ½ mile from the town centre

- Entrance lobby
- Dining hall with study area
- Sitting Room
- Kitchen
- 2 Bedrooms
- Bathroom

- Detached studio with 2 rooms and cloakroom

- Off road parking
- Garden with terraces, lawn, vegetable plot, flowerbeds and greenhouse



Property

A covered entrance on the north side of the property leads to an oak front door, opening into an entrance lobby, which is open plan to the dining hall and has an attractive stained glass window. The dining hall forms the hub of the house and is an excellent size with a study area at one end, good ceiling height, and stone mullion windows with leaded lights. The sitting room is also spacious and bright, being double aspect with mullion windows and door to the garden and a handsome fireplace with stone mantle and hearth, housing a gas log-effect stove. The kitchen has modern fitted units, tiled floor and splash backs, stainless steel sink, integrated fridge freezer, space for appliances and oak door to the garden.

There are 2 good size bedrooms, both with fitted wardrobes and views over the garden and one has a hatch and ladder to the loft. The bathroom has tiled floor and walls, paneled bath with mixer tap and attachment over, WC, heated towel rail and wash hand basin set in vanity unit.

At the southern end of the garden is a detached studio building with 2 rooms and a cloakroom and this would make an ideal home office or guest accommodation.

Outside

Gates open from Herontye Drive onto a parking space, from which a path wraps around the house to the front door. On the south side of the property is a large terrace bordered by well stocked shrubs and a pond. There are also terraces on the east and north sides of the lodge, which leads out onto a stretch of lawn, with paths leading to a greenhouse and composting area. To the west side is a path bordered by lavender and a gate onto a footpath.

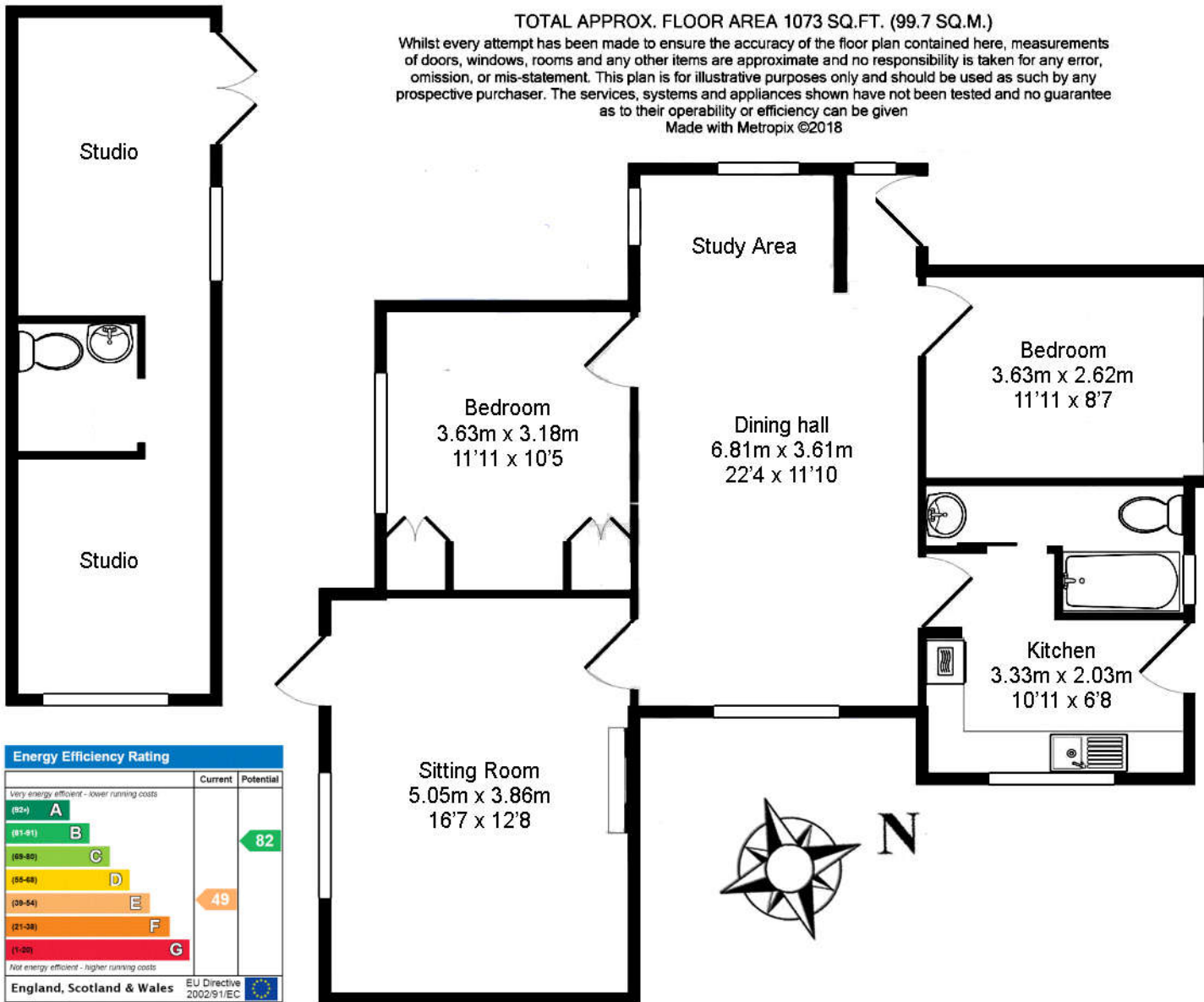
Directions

From the centre of East Grinstead head easterly, along the High Street across the roundabout onto the Lewes Road, over the next roundabout and turn and take the first right into Herontye drive, where the property will be found immediately on the right.



TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Local Amenities and Communications

The property is very well located, being about 130m from the High Street and therefore very accessible to the centre of the town for the shops, restaurants, railway station and schools. Further shopping and recreational facilities may be found in Tunbridge Wells and Crawley. Nearby Ashdown Forest is the largest free public access space in the South East. East Grinstead has a leisure centre, tennis, rugby, hockey, cricket and netball clubs. There are golf courses at Chartham Park, Lingfield Park and Royal Ashdown. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood reservoir. The railway station at East Grinstead provides services to London Bridge/Victoria in about 55 minutes. The A22 connects to the M25, London, Brighton and the A264, which in turn gives good access to the M23/A23. Gatwick airport is about 11 miles.

Tenure, Local Authorities and Services

Freehold. Mid Sussex DC 01444 458166. West Sussex CC 02143 777100. Council Tax band F. All mains services connected. Gas fired central heating.



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