

Offers in Excess of.

£780,000

Garnham
H Bewley

Selsfield Common, East Grinstead



- Impressive Character Home
- Four Double Bedrooms
- Three Large Reception Rooms
- Three Bathrooms
- Kitchen / Breakfast Room
- Impressive Grounds
- Ample Driveway Parking and Timber Garage
- Beautiful Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Old Mill Cottage, Selsfield Common, East Grinstead, West Sussex RH19 4LW

Garnham H Bewley are delighted to offer for sale this rare opportunity to purchase this charming period four bedroomed character home dating back approx. 400 years, set in a secluded plot of 2/3 acre (TBV) in a beautiful rural position offering a wealth of character features. The property enjoys spacious accommodation, ample driveway parking, detached timber garage, lovely views and is situated in Selsfield Common a heathland habitat of the High Weald area of outstanding natural beauty owned by the National Trust.

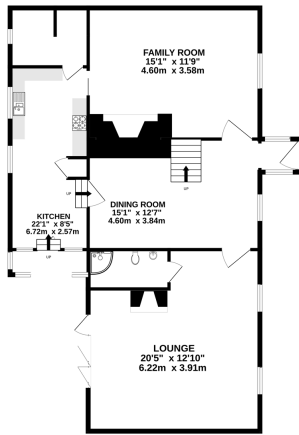
The ground floor accommodation consists of an inviting entrance porch opening through to an impressive sized dining room with many character features, including exposed beams, some with feature carvings, exposed fire breast, oak wood flooring, window to the front aspect, staircase leading to the first floor and doors to several rooms. The bright and airy living room enjoys bi-folding doors opening onto the impressive and attractive rear garden, wood burning stove, window to the front aspect providing plenty of light, inset ceiling lighting and a door to a well-appointed downstairs shower room. The kitchen / breakfast room is fitted in a range of wall and base level units with area of work surfaces, inset sink / drainer with mixer tap, space for oven with cooker hood above, serving hatch into the family room, tiled flooring, windows to the rear aspect, space for breakfast table, door to the rear lobby and a door to a useful utility area which has plenty of space for appliances. The family room features a stunning inglenook fireplace and a window to the front aspect providing plenty of light.

The first floor accommodation consists of two large double bedrooms with plenty of character features and space for bedroom furniture. Both bedrooms have the luxury of beautifully finished en-suite bathrooms. Bedroom two has further storage off the en-suite. Bedroom three and bedroom four are situated on the second floor and enjoy a wonderful outlook across the gardens and beyond. The second floor landing offers great charm and character with beautiful woodwork.

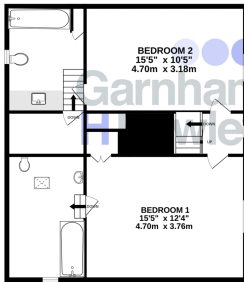
Outside, the gardens surround the house being laid to lawn and landscaped and the property is approached by a long gravelled driveway providing ample parking whilst leading to a double timber garage with power and light and double doors. Either side is flanked with mature hedging and trees providing superb privacy. The frontage enjoys a large expanse of lawn with mature shrubs and flowering plants. The attractive rear garden is mainly laid to lawn with several seating areas, established mature trees, shrubs and flowering plants, a period well, large greenhouse and excellent privacy.



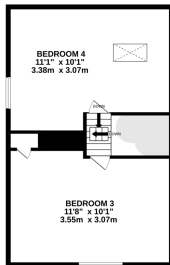
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1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Accommodation

Entrance Porch

Living Room

20' 5" x 12' 10" (6.22m x 3.91m)

Dining Room

15' 1" x 12' 7" (4.60m x 3.84m)

Family Room

15' 1" x 11' 9" (4.60m x 3.58m)

Kitchen / Breakfast Room

22' 10" x 8' 5" (6.96m x 2.57m)

Utility

7' 1" x 8' 4" (2.16m x 2.54m)

Downstairs Shower Room

First Floor

Master Bedroom

15' 3" x 12' 4" (4.65m x 3.76m)

En-suite

11' 10" x 6' 11" (3.61m x 2.11m)

Bedroom 2

15' 5" x 10' 5" (4.70m x 3.17m)

En-suite

9' 5" x 7' 4" (2.87m x 2.24m)

Second Floor

Bedroom 3

10' 1" x 11' 8" (3.07m x 3.56m)

Bedroom 4

10' 1" x 11' 1" (3.07m x 3.38m)

Driveway

Timber Garage



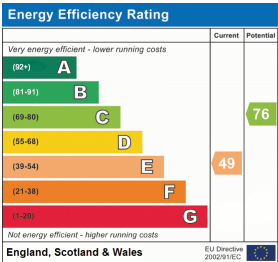
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NEAREST STATIONS

- East Grinstead Station - 3.4 miles
- Balcombe Station - 3.7 miles
- Three Bridges Station - 3.9 miles



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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