

Guide Price

£550,000

Garnham  
H Bewley

120 Maypole Road, Ashurst Wood,



- Detached Family Home
- Three Double Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Spacious Kitchen / Diner
- No Onward Chain
- Large Rear Garden & Driveway Parking
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 120 Maypole Road, Ashurst Wood, West Sussex RH19 3RE

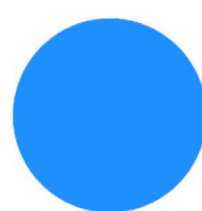
A charming 3-Bedroom Detached Family Home in a Tranquil Village Setting. Nestled in the heart of a peaceful and sought-after village, this delightful 3-bedroom detached home offers an abundance of living space, comfort, and convenience. Perfectly suited to family life or those looking for a serene retreat, this property provides a harmonious blend of amenities, traditional charm, and stunning outdoor space.

Upon entering the property, you are welcomed into a bright and spacious hallway that leads you into the heart of the home. To the left, you will find the first of two reception rooms, a beautifully proportioned lounge, offering a cosy and inviting atmosphere. Whether its used as a family room, sitting room, or formal dining area, the second reception room located towards the front offers versatility to suit your needs. This home boasts an incredibly practical layout, with one of the three bedrooms conveniently located on the ground floor. This downstairs bedroom is ideal for a variety of uses – whether as a guest bedroom, a home office, or a bedroom for those seeking easy access to facilities. It provides flexibility and a great deal of convenience for multigenerational living or individuals with specific needs. A fully equipped shower room is located on the ground floor, featuring contemporary fixtures and fittings, ensuring ease of use for both the downstairs bedroom and the main living areas.

Upstairs, you will find two further well-proportioned bedrooms, both offering a peaceful sanctuary and ample storage space. The family bathroom is situated between the two bedrooms, offering a spacious layout with a full bath.

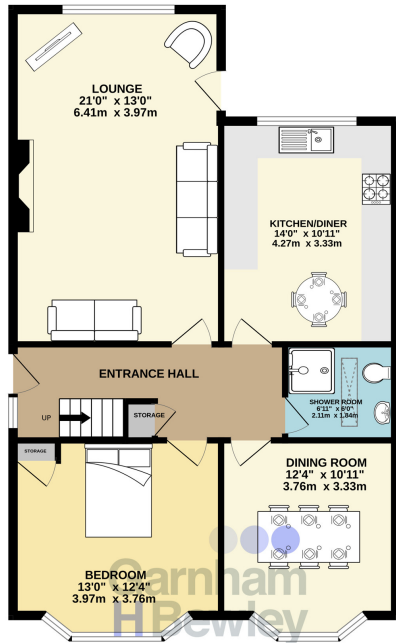
Externally, the property truly shines. A large rear garden offering a vast and versatile space perfect for outdoor living. Whether you wish to host summer barbecues, let the kids run and play, or simply enjoy the surrounding greenery, the garden is the perfect place to unwind and take in the fresh country air. With plenty of room for gardening enthusiasts or those looking to add their own personal touches, the garden is a real highlight of the home. The property also benefits from a private driveway, offering ample off-road parking for multiple vehicles. Whether you have a family fleet, guests, or simply appreciate the convenience of private parking, the driveway offers security and ease.

The village offers a welcoming community and easy access to schools, shops, and public transport links, making it an ideal choice for families or anyone looking to enjoy the slower pace of village life without compromising on convenience.

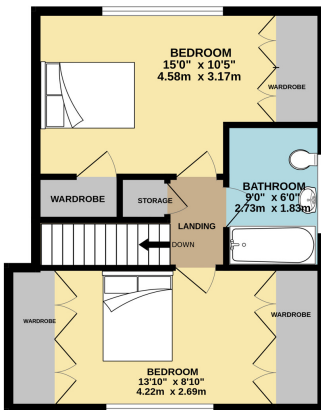


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GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

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

## Ground Floor

### Entrance Hallway

#### Lounge

21' 0" x 13' 0" (6.40m x 3.96m)

#### Dining Room

12' 4" x 10' 11" (3.76m x 3.33m)

#### Kitchen / Diner

14' 0" x 10' 11" (4.27m x 3.33m)

#### Downstairs Shower Room

6' 11" x 6' 0" (2.11m x 1.83m)

#### Downstairs Bedroom

13' 0" x 12' 4" (3.96m x 3.76m)

## First Floor

### Master Bedroom

15' 0" x 10' 5" (4.57m x 3.17m)

### Bedroom Three

13' 10" x 8' 10" (4.22m x 2.69m)

### Bathroom

9' " x 6' 0" (NaNm x 1.83m)

### Outside

### Large Rear Garden

### Driveway



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## NEAREST STATIONS

East Grinstead Station - 2.2 miles

Dormans Station - 3.2 miles

Cowden Station - 4.5 mile

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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