

£1,200,000

Glen Cottage, Bones Lane, Newchapel



- Fabulous Family Home
- Character Features
- Four Bedrooms, Two Bathrooms
- Four Reception Rooms
- Countryside Setting
- Ample Parking
- Excellent Condition Throughout

For further information contact Garnham H Bewley:

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Glen Cottage, Bones Lane Newchapel, RH7 6HR

A Rare Opportunity – Substantial Four-Bedroom Detached Home on Approx. 1 Acre with Paddock, Stunning Grounds & Countryside Views

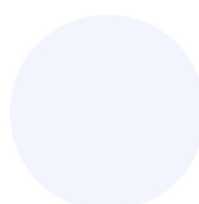
Set in a wonderfully private and tranquil rural location, this impressive four-bedroom detached family home sits proudly on approximately one acre of beautifully landscaped grounds. Bursting with character and charm, the property offers generous and versatile accommodation, perfect for family life and entertaining alike — all while enjoying sweeping views of the surrounding countryside.

Step through the front door into a spacious and welcoming reception hall, leading to four elegant reception rooms, each boasting charming period features including feature fireplaces. These flexible spaces are ideal for formal entertaining, relaxing evenings, or even working from home. At the heart of the home is a large kitchen/breakfast room, filled with natural light and offering delightful views over the garden. French doors lead out to a large patio, ideal for alfresco dining and summer gatherings. The adjoining utility room and a convenient downstairs WC add to the practicality of the home.

Upstairs, the character continues with four generous double bedrooms, many of which also feature fireplaces and idyllic views across the grounds. The luxurious family bathroom is a standout feature, complete with a freestanding roll-top bath, separate shower, WC, wash hand basin, and a feature fireplace — all complemented by a window framing picturesque rear garden views. The stunning master suite includes its own private ensuite shower room, a dressing area, and ample space for bedroom furniture, as well as useful eaves storage.

Outside, the property truly comes into its own. A gravel driveway provides ample parking for multiple vehicles, while a separate paddock offers scope for smallholding, equestrian use, or simply extra space to enjoy. The mature grounds are beautifully maintained, featuring a large patio area, a charming pond, and expansive lawns — providing a wonderful setting for children to play, gardeners to enjoy, or guests to relax in complete privacy.

Location: Nestled in a rural setting, this home offers the perfect balance of countryside living with convenient access to local amenities and transport links.



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Accommodation

Entrance Hall

Downstairs W.C.

Living Room

18' 11" x 11' 10" (5.77m x 3.61m)

Family Room

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

Reception Room

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

Dining Room

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

Kitchen / Breakfast Room

22' 9" x 13' 3" (6.93m x 4.04m)

Utility Room

4' 11" x 8' 0" (1.50m x 2.44m)

First Floor

Master Bedroom

20' 0" x 16' 9" (6.10m x 5.11m) L-Shape

En-suite

8' 10" x 8' 5" (2.69m x 2.57m)
Within L Shape of Master Bedroom

Bedroom 2

12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom 3

12' 3" x 12' 1" (3.73m x 3.68m)

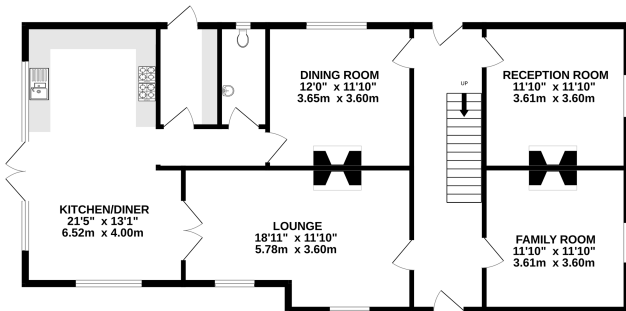
Bedroom 4

11' 11" x 7' 10" (3.63m x 2.39m)

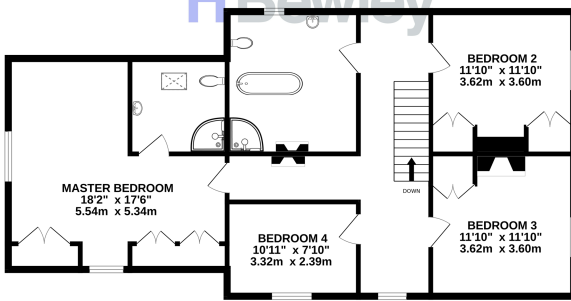
Family Bathroom

10' 11" x 12' 0" (3.33m x 3.66m)

GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 2087 sq.ft. (193.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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NEAREST STATIONS

Lingfield Station

2.6 miles

Dormans Station

2.8 miles

Godstone Station

3.6 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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