

£455,000

32 School Lane, Ashurst Wood,



- Semi - Detached Family Home
- Popular Village Location
- Three Bedrooms
- Open Plan Kitchen / Diner
- Extended Family Room
- Spacious Lounge
- Private Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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



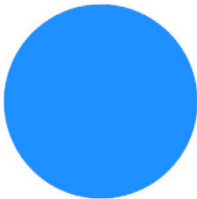
32 School Lane, Ashurst Wood, West Sussex RH19 3QP

Nestled in a highly sought-after and picturesque village, this well presented three-bedroom semi-detached house offers an ideal blend of modern living and traditional charm. Perfectly suited for families, this delightful home features generous living spaces, flexible accommodation, and the added benefit of driveway parking, all within a peaceful and popular village setting.

As you step inside, you are welcomed by a welcoming entrance hallway, which leads you to two well-proportioned reception rooms. The front reception room provides a cozy, welcoming space for family relaxation, while the rear family room offers a larger, more open area that connects directly to the garden through French doors, creating a seamless flow between indoor and outdoor living. This space is perfect for entertaining, casual dining, or simply enjoying the views of the private garden. The heart of the home is the contemporary open-plan kitchen/diner, which provides an excellent space for everyday family living. The kitchen is well-equipped with modern fittings, and the adjoining dining area offers ample room for family meals, with plenty of natural light pouring in through large windows.

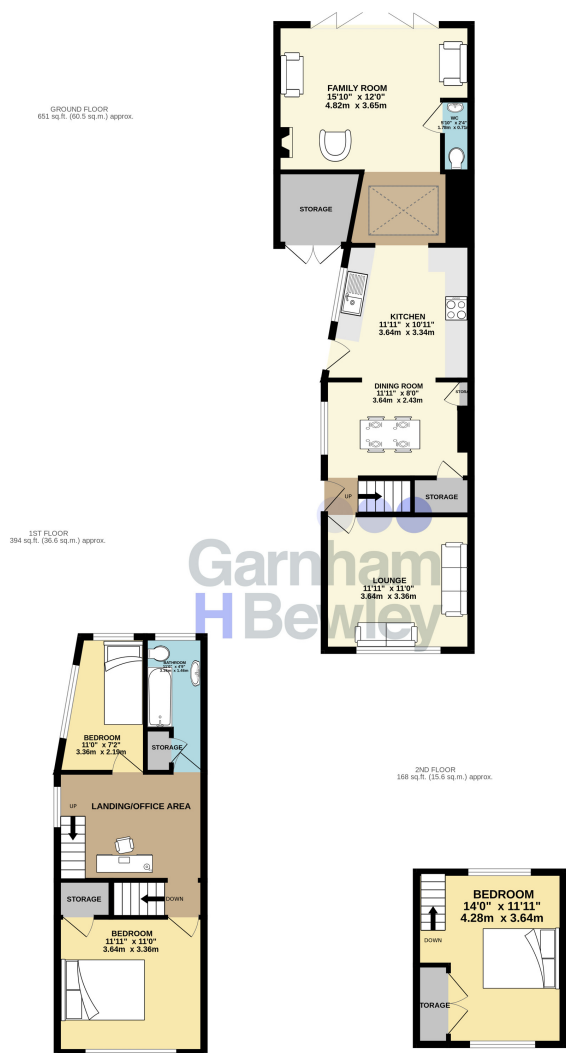
Upstairs, the property offers two well-proportioned bedrooms. The master bedroom and third bedroom are both comfortable sizes, while the second bedroom which is located in the loft conversion, is a versatile space, ideal for a child's room, study, or guest accommodation. The family bathroom is conveniently located on the first floor, fitted with a modern suite.

Externally, the property benefits from a private driveway providing off-road parking – a rare commodity in such a sought-after location. The rear garden is an attractive and well-maintained outdoor space, offering a perfect spot for alfresco dining, children's play, or simply relaxing in the sun. The garden is fully enclosed for added privacy and security. The house is ideally positioned within the village, offering easy access to local amenities, including shops, schools, and public transport links. The peaceful village setting ensures a tranquil lifestyle while still being well-connected to nearby towns and cities for work, leisure, and shopping. This wonderful home represents an exceptional opportunity for those seeking a spacious, versatile property in a popular village location.



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Accommodation



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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Ground Floor

Lounge

11' 11" x 11' 0" (3.63m x 3.35m)

Dining Room

11' 11" x 8' 0" (3.63m x 2.44m)

Kitchen

11' 11" x 10' 11" (3.63m x 3.33m)

Family Room

15' 10" x 12' 0" (4.83m x 3.66m)

Downstairs WC

First Floor

Bedroom

11' 11" x 11' 0" (3.63m x 3.35m)

Landing / Office Area

Bedroom

Bathroom

11' 0" x 4' 9" (3.35m x 1.45m)

Second Floor

Bedroom

14' 0" x 11' 11" (4.27m x 3.63m)

Outside

Rear Garden

Storage

Driveway Parking



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NEAREST STATIONS

East Grinstead Station - 2.1 miles

Dormans Station - 3.3 miles

Lingfield Station - 4.6 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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