

Guide Price

£650,000

£630,000

Garnham
H Bewley

Old Club House, North Street, Turners Hill



- Fabulous Family Home
- Character Features
- Refitted Kitchen/Diner
- Spacious Lounge
- Refitted Family Bathroom
- Ample Off Road Parking
- Impressive Insulated Home Office
- Great Sized Private Grounds

For further information contact Garnham H Bewley:

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

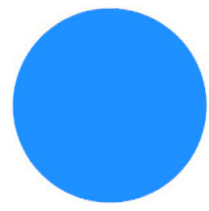


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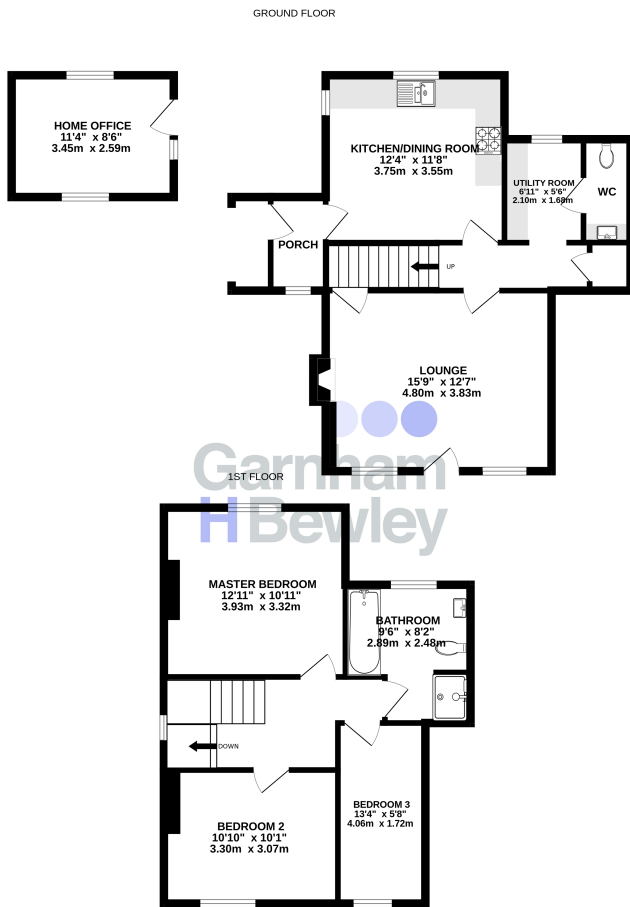
Garnham H Bewley are delighted to offer for sale this fabulous character home dating back to approximately 1830 situated in the popular village of Turners Hill. This charming property occupies a generous size plot with superb landscaped gardens and plenty of parking. The property has been completely modernised to an incredible standard whilst retaining beautiful original features with no stone left unturned by the current owners. The generous accommodation offers bright and airy rooms on both the ground and first floor and breath-taking garden with home office.

The ground floor accommodation consists of a covered porch leading to an inner hall with space for coats and boots which in turn opens through to the fabulous refitted kitchen/dining room. The kitchen/dining room enjoys dual aspect windows to the side and rear providing wonderful views over the rear and side gardens. The luxurious kitchen is fitted in a range of wall and base level units with areas of solid wood work surfaces, ceramic sink/drainer with chrome mixer tap, built in Neff oven with four ring Neff induction hob, integrated dishwasher, under floor heating with tiled flooring, inset ceiling lighting and ample space for a dining room table and chairs. Off the kitchen via one step down leads into an inner hallway with stairs rising to the first floor landing. From here it opens to the bright and airy lounge. The lounge is of a generous size with engineered oak board flooring, sash windows to the front aspect, front door and working wood burning stove with brick surround. The utility room has a sash window looking out to the rear garden, roll top worktop with space for washing machine and tumble dryer below and a door to the beautifully appointed downstairs WC.

The first floor landing has a window to the side aspect, wooden balustrades, loft access hatch and doors opening to all rooms. The master bedroom is a generous sized double situated to the rear of the property enjoying a wonderful outlook over the rear garden whilst providing plenty of room for bedroom furniture. There is a second double bedroom at the front of the property and is beautifully decorated whilst enjoying far reaching views. Bedroom three has a window to the front aspect which also offers pleasant treetop views. The three bedrooms are complemented by the refitted Victorian style family bathroom which comprises of a white suite with a panelled enclosed bath and mixer tap, low level W.C, vanity style wash hand basin, separate shower with glass door and ceiling mounted oversized shower head, inbuilt wall mixer, sash window to the rear aspect, under floor heating with a tiled floor.



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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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Porch

Kitchen/Dining Room
12' 4" x 11' 8" (3.76m x 3.56m)

Lounge
15' 9" x 12' 7" (4.80m x 3.84m)

Utility Room
6' 11" x 5' 6" (2.11m x 1.68m)

Downstairs Cloakroom

Master Bedroom
12' 11" x 10' 11" (3.94m x 3.33m)

Bedroom 2
10' 10" x 10' 1" (3.30m x 3.07m)

Bedroom 3
13' 4" x 5' 8" (4.06m x 1.73m)

Family Bathroom
9' 6" x 8' 2" (2.90m x 2.49m)

Driveway
For 7/8 Cars

Rear Garden

Home Office
10' 7" x 7' 2" (3.23m x 2.18m)





The attractive and landscaped gardens are of a substantial size and extend to the side and rear of the property. The current owners have transformed the garden creating large level areas of lawn bordered with railway sleepers and complemented by a variety of mature shrubs and flowering plants. There are several seating areas and a beautifully finished entertaining area to the rear offering generous outside seating with a great degree of privacy. The added benefit of a home office built from brick with a pitch tiled roof is to the right hand side of the property and is great for those who work from home, as it is insulated with power and light with double aspect windows. To the front of the property there is a large pebbled driveway providing parking for up to 7/8 cars with reclaimed granite steps leading up to the property. A gate from the rear garden provides access to public rights of way across local fields and woodland. The property is situated within the popular village of Turners hill and the popular Primary School is within 0.2 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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