

£850,000

Luxfords Lane, East Grinstead



- Four Bedroom Detached Family Home
- Character Features Throughout
- Three Reception Rooms
- Generous Sized Kitchen
- Conservatory
- Ample Driveway Parking with Carport
- Popular Location
- Impressive Grounds Approx. 0.5 Acres

For further information contact Garnham H Bewley:

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



## Little Luxfords, Luxfords Lane, East Grinstead, West Sussex RH19 4HL

Garnham H Bewley are delighted to offer for sale this attractive four bedroomed detached period property occupying a generous sized, private plot measuring approx., 0.5 acres situated in the ever popular Luxfords Lane one of the most sought-after lanes in the area and being within striking distance of beautiful Sussex countryside with the Forest Way adjoining the end of the lane.

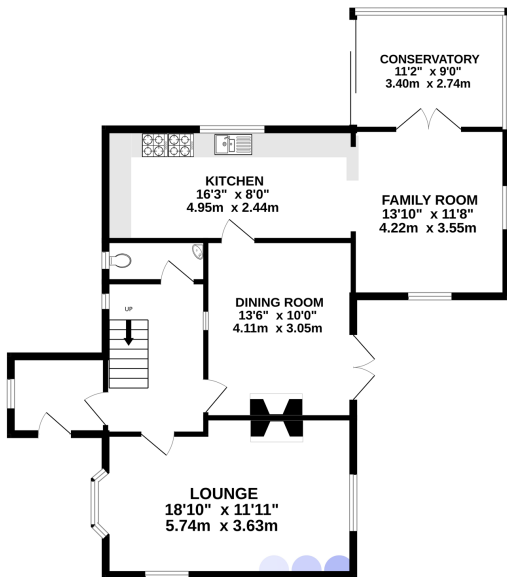
The ground floor accommodation consist of a welcoming entrance porch opening to the entrance hall with stairs to the first floor landing, doors to most downstairs rooms and a door to the downstairs WC. The impressive sized living room enjoys triple aspect with a bay window to front aspect provided plenty of light and a beautiful feature working fireplace. The formal dining room enjoys solid wood flooring which is a continuation from the entrance hall and French doors overlooking the side garden and a stunning feature fireplace. The large kitchen area consists of a comprehensive range of wall and base level units with areas of work surfaces, inset 1 1/2 bowl sink / drainer with mixer tap, space for range cooker, washing machine and dishwasher, part tiled walls, tiled floor and a window to the rear aspect. The kitchen opens through to the family room which offers great space and in turn has a wonderful outlook and French doors to the conservatory which overlooks the delightful rear garden.

The first floor accommodation consists of the master suite which is a generous size with plenty of room for bedroom furniture whilst enjoying a wonderful outlook over the grounds and the luxury of an ensuite shower room. Bedroom two is a good size double and bedroom three enjoys a character fireplace and plenty of room for bedroom furniture. Bedroom four is currently being used as an office and is it a good sized single bedroom with double aspect windows to front and side. The family bathroom is fitted with a panelled enclosed bath, low-level WC, wash hand basin and a window to the rear aspect. Upstairs is all hardwood flooring apart from the master bedroom which has been newly carpeted.

Outside, the gardens are a real delight which wrap around the property providing several seating areas, wooded area, large expanse of lawn enjoying a southerly aspect, established with a variety of mature shrubs, flowering plants and trees and has a gate opening to the gated parking area which has space for 7 / 8 cars with a double car port. The property has great scope for extension subject to planning permission. is superbly located for Brambletye private school, Ashurstwood primary school, Estcots primary school, Sackville secondary school and East Grinstead mainline railway station.

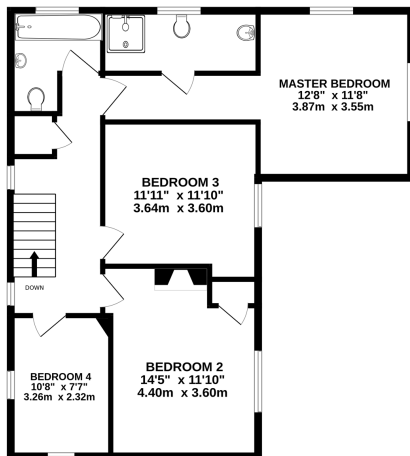


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Garnham  
H Bewley

1ST FLOOR



# Accommodation

## Entrance Porch

## Entrance Hall

## Lounge

18' 10" x 11' 11" (5.74m x 3.63m)

## Dining Room

13' 6" x 10' 0" (4.11m x 3.05m)

## Kitchen

16' 3" x 8' 0" (4.95m x 2.44m)

## Family Room

13' 10" x 11' 8" (4.22m x 3.56m)

## Conservatory

11' 2" x 9' 0" (3.40m x 2.74m)

## W.C.

## First Floor

## Master Bedroom

13' 10" x 11' 8" (4.22m x 3.56m)

## En-suite

## Bedroom 2

13' 3" x 9' 3" (4.04m x 2.82m)

## Bedroom 3

12' 4" x 10' 1" (3.76m x 3.07m)

## Bedroom 4

6' 10" x 10' 3" (2.08m x 3.12m)

## Family Bathroom

## Driveway Parking / Double Car Port

## Front, Side, Rear Garden

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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## NEAREST RAILWAY STATIONS

East Grinstead Station

1.6 miles

Dormans Station

3.4 miles

Lingfield Station

4.7 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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