



1 Reservoir Place, Lewes Road, East Grinstead, RH19 3TB

Offers in the Region of £1,250,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

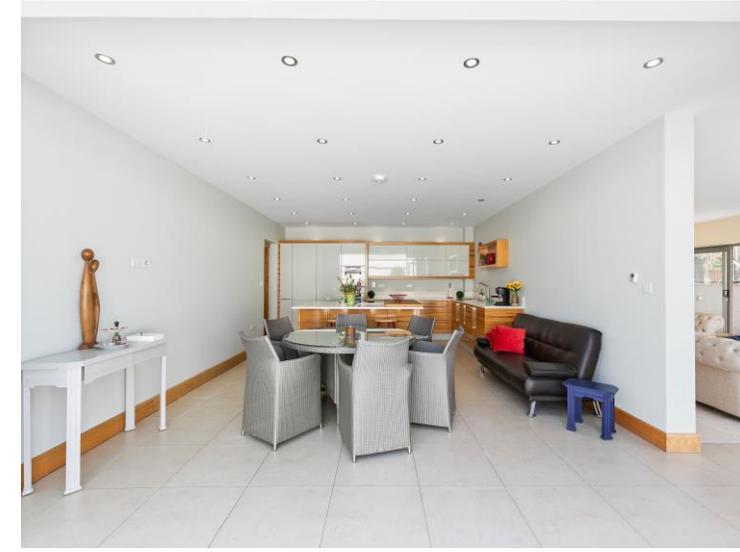


RH & RW
CLUTTON

in brief...

- UNIQUE CONTEMPORARY HOME
- SINGLE STOREY ATTACHED DWELLING
- SELF CONTAINED ANNEXE
- ONE MILE EAST GRINSTEAD CENTRE
- SET BACK FROM ROAD

- CONVENIENTLY LOCATED
- 4 BEDROOMS 4 BATHROOMS
- LOUNGE KITCHEN/FAMILY ROOM
- INTEGRAL DOUBLE GARAGE STUDIO
- ROOFTOP GARDENS PARKING



in more detail...

This distinctive contemporary style home comprises an individual attached single storey residence with an exceptionally spacious and very light interior with a number of rooms opening to a feature walled courtyard. The property was built ten years ago to an interesting and well laid out design and has an overall square footage of 2329 to include a good sized self contained two bed roomed annexe/guest suite. The house has very spacious rooms with doors from the main rooms to the outside terraces and rooftop garden. Having driven through the main gates there is an extensive parking area for a good number of vehicles. The house is entered through the main front door into the well fitted kitchen/breakfast room with worktops having cupboards, drawers and wall cupboards all with soft touch closing doors. The central breakfast bar has an inset hob with hood above and there is a fitted double oven. Off the kitchen is the utility room and internal door to the garage with boiler and hot water tank. The sitting room has one wall in glass with doors opening to the lovely secluded and good sized courtyard. The remainder of the main house comprises four double bedrooms all with modern superbly fitted en suite facilities. The adjacent annexe has its own separate entrance off the driveway and comprises two double bedrooms, bathroom, and kitchen/living room, and has been re-decorated in the last six months. The house and annexe both benefit from underfloor heating provided by an air source heat pump and solar panels. There is a double garage and a detached studio/office. Very unusually the house has a rooftop garden with a southerly rear aspect.

Council Tax Band: G (£3421.78) and Annexe D (£2,053.07).
EPC Ratings: C

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



outside and the location...

The property is situated between the market town of East Grinstead, and the lively village of Forest Row, close to local amenities of village of Ashurst Wood, on the West Sussex /East Sussex border. This highly unusual residence is set back off the road, entranced through automatic wooden gates, in a sheltered position with a southerly rear aspect. Ashurst Wood with its village shops, public house, a primary and nursery school, Brambletye School closeby and parish church of St Dunstons. The village of Forest Row is within one and a half miles, with a wide range of local shops, cafes, restaurants and Michael Hall School. The busy town centre of East Grinstead with its wider variety of specialist shops, period High Street, supermarkets and recreational facilities including a leisure centre with indoor swimming pool and good range of sports clubs is within one mile. The town also has a modern railway station with service to London Bridge/Victoria via East Croydon, with a connection also to the well known Bluebell Steam Railway, running south to Sheffield Park. Schools are well represented in the area with a number of nursery and pre schools together with primary schools, prep schools, secondary schools and a sixth form college. There are bus services close by to the additional towns of Tunbridge Wells and Crawley, which pass through Forest Row. Sports/leisure pursuits within the general area feature a number of golf courses including the East Sussex National qat Uckfield, reservoirs at Weir Wood and Ardingly for sailing and angling, and horse racing at Lingfield, Plumpton and Brighton. Places of historic interest within twenty miles include Hever Castle, Standen House, Penshurst Place and Chartwell House, home of former Prime Minister Winston Churchill.

Directions From Forest Row proceed north on the A22 towards East Grinstead. The drive will be seen on the left just after the entrance to Brambletye School and before the bus stop.

Please check google maps for exact distances and travel times (property postcode: RH19 3TB)

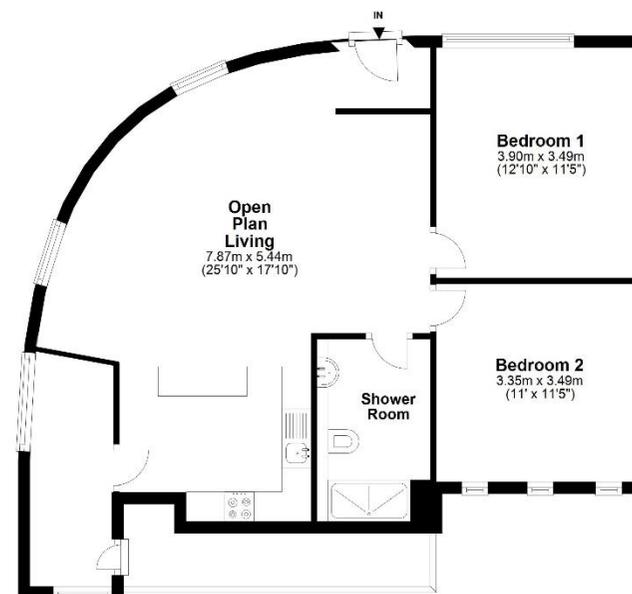
Ground Floor
Approx. 216.4 sq. metres (2329.0 sq. feet)



Main area: Approx. 216.4 sq. metres (2329.0 sq. feet)
Plus outbuildings, approx. 15.1 sq. metres (162.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Ground Floor
Approx. 64.3 sq. metres (692.4 sq. feet)



Total area: approx. 64.3 sq. metres (692.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

**MANSELL
McTAGGART**
Trusted since 1947

call: Forest Row
01342 826682

email: fr@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk



call: East Grinstead
01342 410122

email: jamest@rhrwclutton.co.uk, samb@rhrwclutton.co.uk
address: 1 West Street, East Grinstead, West Sussex, RH19 4EY