



STONE QUARRY ROAD
CHELWOOD GATE

JACKSON-STOPS 

STONE QUARRY ROAD, CHELWOOD GATE, RH17

GUIDE PRICE £675,000

A DELIGHTFUL, DETACHED FOUR-BEDROOM COTTAGE IN THE HEART OF SUSSEX.



DESCRIPTION

Guston is a lovely four-bedroom family home in the heart of Chelwood Gate, the gateway village to this very popular part of the Ashdown Forest.

The property is coming to the open market for the first time in over 60 years and would now benefit from some updating but provides well laid out accommodation over two floors. There is a generous entrance hall with a sitting room leading off it and a downstairs cloakroom at the end of the hall. The kitchen has fitted cupboards and storage with ample room for a breakfast table. To the other side of the kitchen is a formal dining room with a door giving access to the rear garden and terrace and on the other side is a triple aspect conservatory leading out to the garden. Leading up the stairs are four bedrooms, all with built-in storage and a family shower room and airing cupboard.

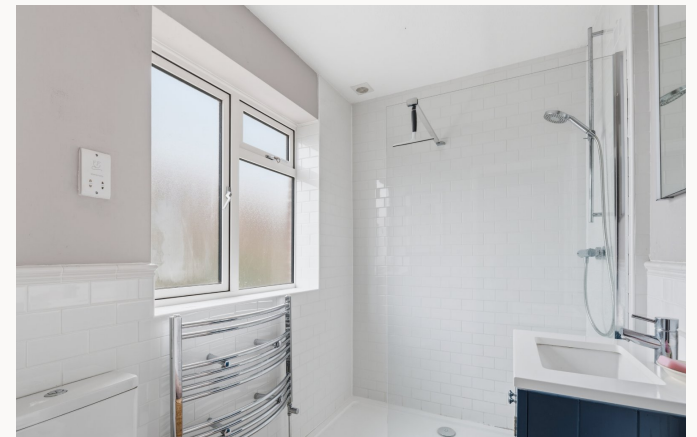
Outside, the property is approached over the driveway to a parking area, a garage and attached carport. The garden to the front is charming with herbaceous borders and mature trees with a paved path leading to the front porch. To the rear of the property the garden is mainly laid to lawn with mature fruit trees and perennial borders.

Guston is just off Beaconsfield Road which has a bus stop which runs the 270 bus in both directions to East Grinstead, Haywards Heath and Brighton. The Ashdown Forest, in the High Weald Area of Outstanding Natural Beauty, is only five minutes' walk away. Outdoor pursuits include horse riding, golf, and many footpaths and bridlepaths leading across the countryside.

Comprehensive shopping can be found in Haywards Heath (7.7 miles) and East Grinstead (8 miles). Further shopping and an excellent range of leisure and entertainment is on offer in Tunbridge Wells (15 miles) and Brighton (20 miles). Mainline rail services from Haywards Heath and East Grinstead (London Bridge/Victoria).

There are many highly regarded state and independent schools in the area; Danehill and Horsted Keynes Primary schools, Cumnor House, Brambletye, Great Walstead, Michael Hall School, Chailey Secondary School and Ardingly College.

NO ONWARD CHAIN



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TOTAL APPROX. FLOOR AREA 1677 SQ.FT. / 155.8 SQ. M

PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Tax Band: E

Local Authority: Wealden District Council

EPC: E

Tenure: Freehold

Latitude: 51.0469

Longitude: 0.023125

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Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 155.8 sq m / 1677 sq ft

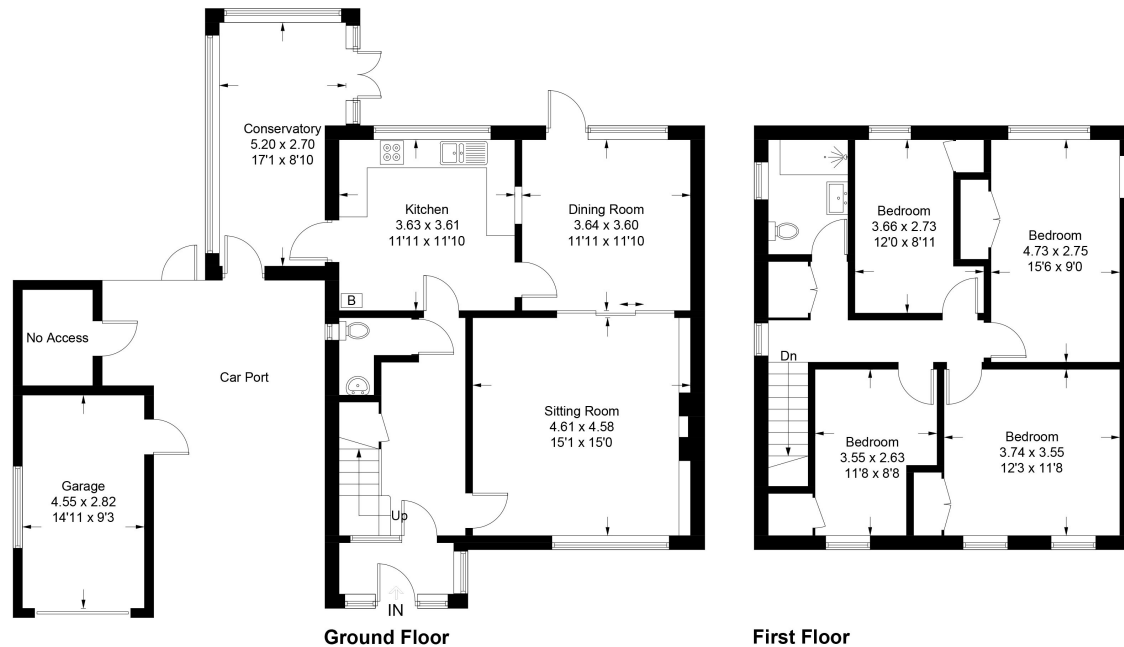


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288694)

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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PROPERTY EXPERTS SINCE 1910