



NORTH LANE, WEST HOATHLY

JACKSON-STOPS 

COMBERS COTTAGE
NORTH LANE
WEST HOATHLY
RH19 4PP

TOTAL GROSS AREA 3368 SQ F / 312.9 SQ M

A BEAUTIFULLY RENOVATED, GRADE II LISTED FAMILY HOME IN THE HIGHLY- SOUGHT AFTER VILLAGE OF WEST HOATHLY, IN WEST SUSSEX.



DISTANCES

EAST GRINSTEAD STATION 5.8 MILES
HAYWARDS HEATH STATION 6.4 MILES
TUNBRIDGE WELLS 16.8 MILES
BRIGHTON 26.7 MILES
GATWICK AIRPORT 11.8 MILES

KEY FEATURES

- A stunning Grade II listed family home
- Beautifully presented and redecorated throughout
- Principal bedroom with built-in wardrobes and a luxuriously appointed bathroom
- Two additional bedrooms on the first floor and a family bathroom
- Second floor bedroom with an adjoining playroom
- A stunning, landscaped garden with greenhouse and two garages.

PROPERTY INFORMATION

- Services: Mains water, electricity and drainage and oil fired central heating
- Council Tax Band E
- EPC Rating E
- Ultrafast FTTP broadband
- Planning Permission granted October 2024 and valid until October 2027. Please ask the agent for details.
- Viewing: Strictly by appointment with Jackson-Stops.



DESCRIPTION

Combers Cottage is a beautifully renovated Grade II listed family home in West Sussex.

Fully refurbished by the current owners, the property has been extensively restored with new lead window flashings, new windows, a boiler flue and a full roof restoration was carried out in 2020.

The property is immaculately presented, whilst retaining all its 15th Century and 17th Century charm and architectural feature details. There is a beautiful drawing room with a formal dining room at one end and original inglenook fireplace with wood burning stove and a sitting room on the other side of the hallway with wood burning stove. The newly fitted, bespoke kitchen has oak cabinetry with premium engineered quartz worktops, limestone flooring with under floor electric heating and a Lecanche electric range oven. Leading off the kitchen is a breakfast room (currently used as a playroom) and to the other end a utility room with access to the rear garden. There are two cellars in the basement both accessed via different staircases.

Leading up the two flights of stairs to the first floor is a stunning principal bedroom with large fitted wardrobes and a luxuriously appointed bathroom off the landing. There are two further bedrooms on the this floor with a beautifully appointed family bathroom.

Leading up the stairs to the second floor is a further bedroom with eaves storage and an adjoining playroom.

Combers Cottage has been refurbished to an exacting standard whilst retaining all the period charm of an ancient cottage, providing comfort and style.

OUTSIDE

The southwest facing garden to the rear of the property has been landscaped to provide various 'rooms' for both family life and entertaining. There is a wide terrace for alfresco dining and a sweep of lawn leads to the wisteria clad arbour. There are mature specimen trees, including apples and pears and delightful herbaceous and perennial borders.

At the back of the garden is a greenhouse and two garages providing plenty of storage and off-street parking for two vehicles.





LOCATION

Combers Cottage is situated on North Lane in the highly sought after village of West Hoathly, West Sussex in the High Weald Area of Outstanding Natural Beauty, on the edge of the Ashdown Forest. The village has a primary school, various village sports clubs, two pubs including the award winning Cat Inn and Gravetye Manor country house hotel with its Michelin-starred restaurant.

East Grinstead is nearby and offers more extensive shopping while there is good access locally to the motorway network. The mainline stations at East Grinstead and Haywards Heath offer direct services to London, Victoria, Blackfriars and London Bridge. The A23 is nearby and offers direct access to the motorway network, Gatwick, Heathrow and the South Coast.

The surrounding countryside provides a vast range of sporting and recreational activities. Glyndebourne, Goodwood, Ardingly Showground and Plumpton Racecourse are all within reach. The local footpaths provide a vast network of stunning walks and there are numerous excellent golf courses nearby. The Ashdown Forest is easily accessible.

There are many highly renowned schools in the area both state and private including West Hoathly CEP school, Michael Hall (Rudolph Steiner), Oathall Community College, Warden Park and Haywards Heath College. The local Prep schools Great Walstead, Cumnor House, Ardingly Prep and Brambletye are superb, as are Ardingly College, Worth Abbey, Hurstpierpoint College, Brighton College and Burgess Hill Girls. A number of private schools offer bus services for students which stop in the village.

LOCAL AUTHORITY

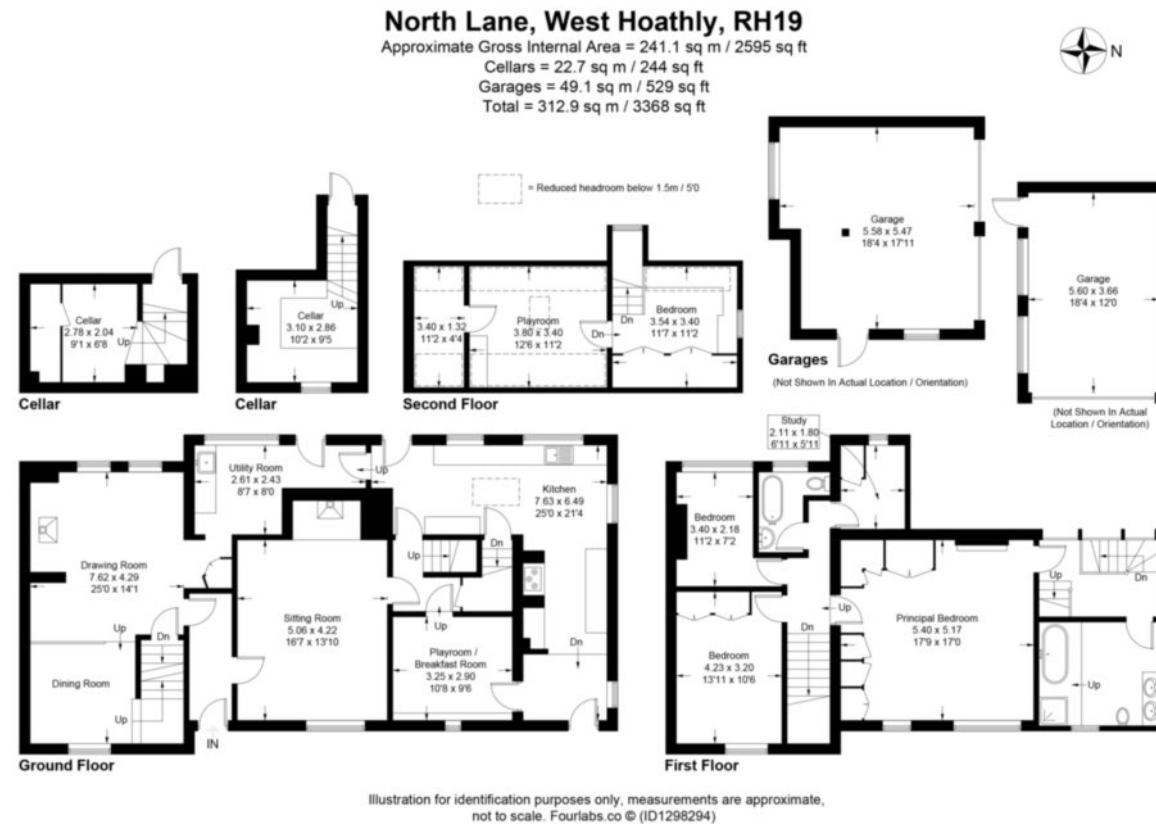
Mid-Sussex District Council





PROPERTY INFORMATION:

Viewing: Strictly 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 before you travel to view the property.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.