



£725,000 to £750,000 Guide Price

Horsted Lane, Sharpthorne, RH19

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A private, extended family home sat in approximately 1 acre of private gardens enjoying spectacular views, offering a rural feel but being within easy reach of schools, village centre and nearby towns.

Property description

Offered to the market with a price guide of £725,000 to £750,000. This unique character home built circa 1900 is set over three floors and enjoys stunning views over open fields and countryside in every direction. The current owner has created a wonderfully light, practical and modern home with plenty of practical living space located on a quiet country lane in the popular village of Sharpthorne.

Accommodation comprises, entrance hall with doors leading to the downstairs cloakroom with window to the side, lounge and snug/dining room. The lounge is a light room with South and West facing double aspect orientations, providing lovely views over the gardens and fields beyond, double doors leading directly onto the formal garden. This room has stylish real oak wooden flooring, and a wooden door leads into the farmhouse kitchen with window and door to the utility/store room and garden beyond. The kitchen is a good size and is large enough to accommodate a dining room table and chairs. The room provides plenty of wall and base storage units, an integrated 5 ring gas hob (powered by Calor gas) with extractor above, integrated electric double oven, space for two large standalone fridge/freezers, space for a tumble dryer. There is space and plumbing for a washing machine and dishwasher, stainless steel sink and drainer unit overlooking the rear garden, wooden work surfaces and tiled flooring. The kitchen leads into the snug/dining room which has a bay window overlooking the front garden and there is an open fireplace.

There is a staircase which leads from the snug/dining room to the first floor where there are two double bedrooms enjoying far reaching views and the family bathroom. The family bathroom can also be found on this floor and provides a bath with shower over, WC, wash hand basin and double airing cupboard with storage shelves. From the landing another set of stairs lead to the second floor double bedroom with eaves storage and a built-in wardrobe or storage cupboard.





Outside

The garden is approximately one acre in total and consists of more formal lawned gardens at the front and rear of the house, and the remaining plot which is located to the side of the house. Approached by a wooden 5 bar gate there is hardstanding parking for several vehicles and numerous timber sheds. The front garden is laid to lawn with a hedge running along the front border, mature shrubs and attractive flower borders. The rear garden is extremely private which is laid to lawn with flower borders and wood chip pathway to the side and rear of the house. The larger portion of the overall acreage is a haven for many bird species and is also laid to lawn with impressive oak trees which run along each side of the boundary.

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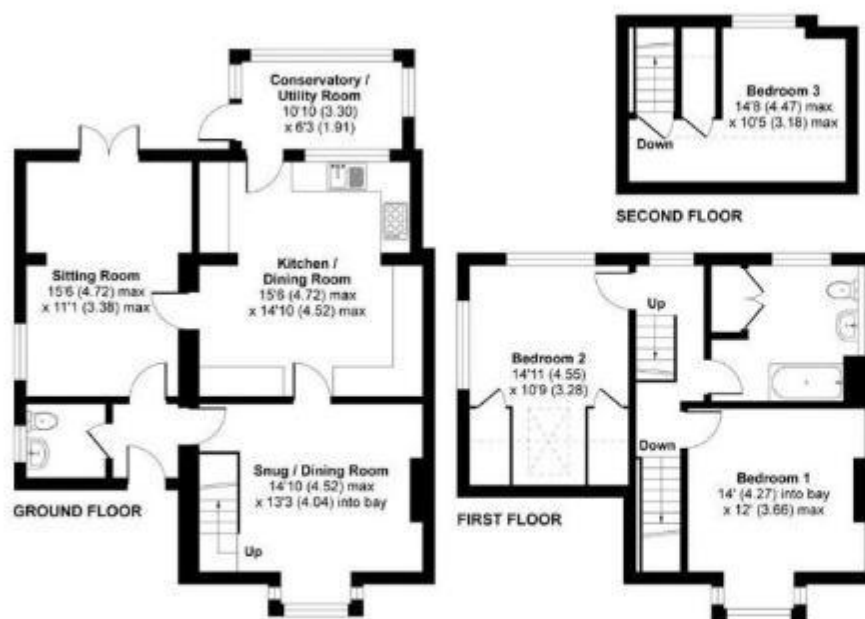
Key features

- Semi-detached country cottage
- Stunning farmland views
- 3 bedrooms
- Bathroom & WC
- 2 reception rooms
- Kitchen/Diner
- Approx. 1 acre gardens
- Plenty of parking
- Country lane location









IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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