Sienna Wood, Coombe Hill Road, East Grinstead, West Sussex RH19 4LY

An impressive detached family house surrounded by landscaped grounds and woodland approaching 8.5 acres

- Immense charm and character
- Landscaped gardens and woodlands approaching 8.5 acres
- 6 bedrooms
- 3 Bathrooms
- Kitchen/Family room
- Sitting room
- Superb Drawing room
- Large Dining room
- Impressive Entrance Reception
- Three car Garaging

Guide Price £1,450,000
DESCRIPTION
An imposing detached 6 bedroom country home located in sought after Coombe Hill Road and offering exceptionally spacious and well appointed accommodation which has been maintained to the highest standards.

The property occupies beautifully maintained grounds divided into different areas which both surprise and delight. There are just under 2 acres of formal gardens with meandering paths and well stocked and tended borders leading to a picturesque central rose garden enclosed on one side by an attractive established brick wall. To the rear there are further landscaped areas as well as a vegetable garden flanked by a nature trail leading to a large secluded lake and an adjacent area of woodland. Together this provides an idyllic environment to while away a summer afternoon. It was not surprising to learn that for many years this property with its outstanding gardens was one the stars of the annual Sussex open garden trail.

Ground Floor
Double oak doors open into an imposing entrance Reception Hall. This leads to an inner Hall with access to a ground floor Cloakroom and a staircase rising to the first floor. A bright and spacious Drawing Room to the front of the property features an attractive open fireplace and double opening doors onto a walled side garden. A separate Dining Room also features a superb fireplace as well as a large bay window and further double doors onto the garden. The Kitchen, situated to the rear, extends into a family area and enjoys a superb fitted range of bespoke cabinets and integrated appliances including a Miele split level oven and Kuppersbusch dishwasher. An outer Lobby-Boot Room gives access to a Utility Room and further wc while a door from the Family Room leads through to a comfortable Sitting Room with a pretty art nouveau style fireplace.

First Floor
A spacious Landing allows access to 5 large Bedrooms with fitted furniture and the master featuring bespoke Neville Johnson fittings. The two principal Bedrooms have large en suite Bathrooms. A sixth Bedroom is currently used a Study and also features custom fitted Neville Johnson furniture. A further family Bathroom is accessed from the Landing.

Grounds
The property is approached via a wide sweeping in-and-out driveway with a tall brick retaining wall to the front boundary. This leads to Garaging for 3 cars. The gardens, as previously mentioned, are wonderful to behold wrapping around the property and offering an extremely secluded environment.

LOCATION
The ancient market town of East Grinstead lies on the northeast corner of West Sussex between the borders of Surrey and Kent and has a wealth of architectural heritage. A walk along the historic High Street takes you back through 800 years and boasts many half-timbered buildings, some of which date back to the 15th and 16th century.

The town has much to offer, with a wide range of local stores as well as many national shops, including Sainsbury's and Waitrose. The town is well served for excellent primary, secondary and private schools as well as recreational and social amenities including a wide choice of walks and trails that leave the town for the surrounding countryside. The railway station offers a direct service into London Victoria and London Bridge whilst the M23 with its connections to both Gatwick Airport and the M25 is within 7 miles and can be accessed via the A264.

East Grinstead is surrounded by picturesque villages such as Ashurst Wood, Forest Row, Turners Hill and West Hoathly. In addition, Lingfield village with its famous racecourse can be found a short distance to the north and Ashdown Forest, an area designated of outstanding natural beauty is to the south of the town

ROUTE TO VIEW
From the office head west on West Street and continue into West Hill Road/B2110. After around .7 mile turn left into Coombe Hill Road. The property will be found on the left hand side.

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- Approximately Gross Internal Area
  - 301 sq m / 3240 sq ft
- Garages = 46 sq m / 495 sq ft
- Total = 347 sq m / 3735 sq ft

*Measurements and location of rooms, windows, doors etc. is approximate and should not be relied upon.*

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