



Hammerwood Cottage, Hammerwood

Offers in Region of £1,250,000

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Hammerwood Cottage

Hammerwood, East Grinstead

A beautifully presented five bedroom link detached house set in a quiet, rural setting, overlooking stunning countryside, set in grounds of approximately 5 acres in total. The property has been fully renovated/updated by the current owners and an internal viewing is highly recommended.

Approached by a gravel driveway, leading to the detached double garage and over looking the grounds. The property boasts an acre garden with an adjoining four acre field, offering a rare opportunity to own a piece of scenic local countryside.

Accommodation comprises: Spacious entrance hall with doors leading to all principle rooms. Front aspect Sitting room with log burner and decorative surround, a large, well appointed, L-Shaped kitchen/Diner with a range of base units with granite worktops, built-in dishwasher, wine cooler, butler sink. Wall units providing further storage and feature kitchen island with breakfast bar. Bi- fold doors to the rear garden and door to the adjoining boot room and Utility Room with space for washer and dryer. (this was originally the kitchen)

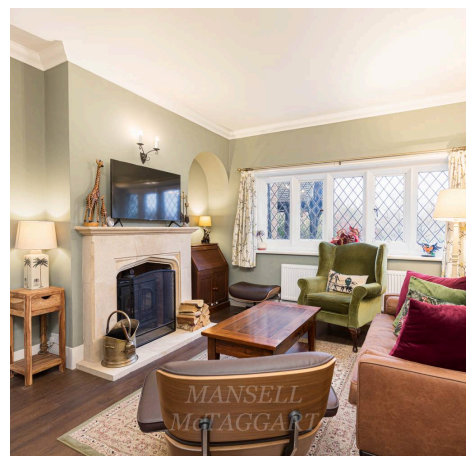
On the first floor, there is a generous master bedroom with en-suite bathroom and built in wardrobes, two further double bedrooms, one with built in storage and the other with access to the second floor; and a modern shower room.

Second floor access via the landing with stairs to the second floor. Second floor landing with an expanse of cupboards and doors to two further bedrooms. Stunning views across local countryside.

Council Tax band: A

Tenure: Freehold

- STUNNING FIVE BEDROOM FAMILY HOME
- GROUND APPROXIMATELY 5 ACRES IN TOTAL





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Externally, there is a large driveway with parking for multiple vehicles, a double garage and a gate which leads to the rear garden.

Rear garden amounts to approximately an acre and has a large patio area, enclosed by low brick wall and flower beds, there is also a wood store. A couple of steps lead up to a large lawned area and mature trees and shrubs, timber shed and a greenhouse.

Paddock - approximately 4 acres, perfect for grazing. There is a wooden post and rail fence with a gate that leads out onto the additional **field**.

The property is heated via oil central heating (new installation) and is mainly double glazed throughout.

Council Tax band: A

Tenure: Freehold



- STUNNING FIVE BEDROOM FAMILY HOME
- GROUND APPROXIMATELY 5 ACRES IN TOTAL
- MODERN AND SPACIOUS KITCHEN/DINER
- RURAL LOCATION
- APPROACHED VIA A GRAVEL DRIVEWAY
- OIL FIRED CENTRAL HEATING
- DETACHED DOUBLE GARAGE
- COUNTRYSIDE VIEWS
- RENOVATED THROUGHOUT TO A HIGH STANDARD



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.

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