



East Grinstead, West Sussex

Robert
Leech . 



Robert Leech are proud to present this wonderful timber framed barn which dates back to the 16th century and has immense character with decorative tile hanging, a wealth of exposed timbers and vaulted ceilings with galleries. In recent years the property has undergone a major overhaul and now provides a splendid family home in mature gardens. With 5 bedrooms and 5 bathrooms, this property, with ample parking and a heritage style double garage, sits on a generous plot over a third of an acre.



Inside, a spacious entrance porch with flagstone flooring leads to a magnificent dining hall with a galleried landing and partly vaulted ceiling above. The dining hall has a boarded floor, door to the garden and adjoining cloakroom/shower room. The drawing room provides a wonderful, well-proportioned entertaining space, which has an attractive brick fireplace housing a wood burning stove, exposed timber framing and French doors to the garden. The kitchen/breakfast room has been recently updated and is an excellent size with quartz worktops, a Rangemaster double oven with 6 burner gas hob and integrated appliances including fridge, freezer, wine fridge and dishwasher. Adjoining the kitchen is a separate study and a separate utility room, the latter of which houses the boiler and has fitted units with integrated washing machine, sink and door to the front garden. A spectacular galleried stairwell leads up to the first floor landing from which a loft hatch gives access to a minstrels' gallery above. The principal bedroom is a lovely, elegant room and has a well-appointed en-suite shower room. There are 2 further bedrooms with en-suite shower rooms, both of which also have vaulted ceilings with ladder access to mezzanine levels providing not just play areas for children but also useful study/gaming areas as well as storage. There are 2 further bedrooms, both of which are good sizes and a spacious family bathroom with roll top bath.

Moving outside, vehicular entrance to property is secured and accessed via electric timber gates to a huge gravel drive and parking area leading up to a double heritage barn style garage with roller shutter doors, with lean-to log store. The current owners have insulated and created a room above which could be used as an office or additional storage. The depth of the frontage is substantial, and incorporates a private and enclosed front garden with pond and seating areas.

The main garden lies to the rear, where there is a terrace leading onto an expanse of lawn with a path running along one side, mature hedging and shrub borders. At the end of the lawn is a raised, decked seating area, and trellising. Beyond is a large seating area with fish pond leading up to a greenhouse and substantial summer house, which has electricity and heating and is used as a games room and gym.

The property is nestled next to the exclusive Charters Retirement Village and opposite the golf course of Chartham Park Country Club. To arrange a private tour, please call us now on 01342 837783 or email lingfield@robertleech.com



At a glance

- Beautiful Detached Character Property
- 5 Double Bedrooms, 5 Bathrooms
- Oak Framed Double Garage, with Ample Parking
- Newly Fitted Kitchen with Quartz Worktops and Rangemaster Oven
- Summer House/Gym/Games Room
- Drawing Room with Feature Inglebrook Fireplace and Wood Burning Stove
- 3 En-Suite Bathrooms
- Separate Utility Room
- Over Third of an Acre
- Very Private Front and Rear Gardens

Location

Situated less than a mile and a half from the old market town of East Grinstead, offering a wide range of facilities, including mainline station, Waitrose, cinema, restaurants and a community theatre. Lingfield racecourse is within 3 miles.

Intrigued?

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Robert Leech 

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