



Bramble Hollow

Vowels Lane, East Grinstead, West Sussex, RH19 4LL

Batcheller
Monkhouse

Our Corner of England

BRAMBLE HOLLOW

A well-presented and uniquely designed detached Scandia Hus offering bright and airy flexible accommodation situated in a rural location on the outskirts of the village of Turners Hill and East Grinstead.

First Floor

- Sitting Room
- Dining Room
- 2 Bedrooms
- En-Suite Bathroom
- Utility Room
- Cloakroom
- Kitchen

Second Floor

- 3 Bedrooms
- Kitchen
- Family Bathroom

Outside

- Double Garage
- Numerous Outhouses including Summerhouse and Steel Frame Barn
- 3.6 acres of private Gardens and Woodland



DESCRIPTION

Bramble Hollow is a well-presented and uniquely designed detached Scandia Hus built by the current owners some 26 years ago. The property itself offers a bright and airy flexible accommodation spread over 2,123 sq.ft. of living space and is situated in a rural location on the outskirts of the village of Turners Hill and East Grinstead. Bramble Hollow is set in an idyllic and peaceful location and surrounded by 3.6 acres of private gardens and woodland. The property could make the ideal house for those looking for annexe potential with the ground floor currently set out with its own entrance, separate kitchen, 2 bedrooms and a living room/bedroom 3.

The main features of the property include:

- **Entrance Hall** with large built-in storage cupboard and door leading to **Bedroom 3/Study** with a wash hand basin. Double doors open to a
- **Dining Room** which overlooks a raised veranda, steps lead you back down to the garden from this room. Just off the dining room is a
- Large triple aspect **Bedroom/Further Reception Room** this room enjoys an abundance of marvellous views, an **En-Suite Bathroom** with a separate shower.
- The triple aspect **Sitting Room** to the rear of the property makes the most of the views with French doors opening onto the veranda, large windows and a log burning stove.
- The **Kitchen** is open from the dining room and comprises of a range of fitted units and integrated appliances.
- An inner hall allows access to a large storage cupboard, **Cloakroom** and a well appointed **Utility Room**.

The inner hall in turn has an external wooden staircase that leads back down to the side of the property and the vegetable garden.

- The **lower ground floor** has been used occasionally by our current owners as a holiday let but could make the ideal annexe. This part of the house boasts a Private Entrance at the side as well as access from the first floor and includes **3 well proportioned Bedrooms**, a fitted **Family Bathroom** and a modern **Kitchen** with space for appliances.

This part of the house also boasts its own separate electricity supply and hot water tank.



OUTSIDE

Bramble Hollow sits in an elevated position in 3.6 acres of its own private land and is accessed via a long driveway that leads to a Detached Double Garage with power and lighting.

A small gate leads through to a well-established raised vegetable garden, greenhouse and garden shed.

The mature gardens are surrounded by an array of established trees and shrubs. There is a large expanse of lawn that leads down to a well-established pond.

From the top of the driveway is a second gated entrance, this in turn leads down to the footprint of several outhouses, a summerhouse positioned on a raised decking platform and a metal frame barn. These footprints could be converted, subject to planning, to add further outbuildings if required.

AMENITIES

Local: Turners Hill offers a general store, village primary school and public houses.

Towns: East Grinstead (3.5 miles), Crawley (7.2 miles), Haywards Heath (7.8 miles), Horsham (15.5 miles), Brighton (26 miles).

Transport: East Grinstead Railway Station (3.3 miles), Haywards Heath Railway Station (7.5 miles) with services to London. Gatwick Airport (12.3 miles).

Schools: Turners Hill Primary School www.turnershillsschool.org.uk Imberhorne School www.imberhorne.co.uk Sackville School www.sackvilleschool.org.uk Ardingly College www.ardingly.com Cumnor House www.cumnor.co.uk Worth School www.worthschool.org.uk Brambletye www.brambletye.co.uk Burgess Hill Girls www.burgesshillgirls.com

Leisure: Copthorne Golf Course www.copthornegolfclub.co.uk Ardingly Reservoir www.highweald.org South of England Showground (1.9 miles) www.seas.org.uk Wakehurst (3 miles) www.kew.org/wakehurst Alexander House www.alexanderhotels.co.uk Gravetye Manor & Gardens www.gravetyemanor.co.uk South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From Ardingly continue along the High Street towards Turners Hill, this in turn then becomes Selsfield Road. Proceed past the South of England Showground on your left hand side and continue past Wakehurst Place (also on your left), the road then becomes Ardingly Road. Turn right onto Selsfield Road, and first left onto Vowels Lane and the driveway to the property will be found after a short distance on your left hand side.

What3Words: /// challenge.imprinted.land



Additional Information

Local Authority: Mid Sussex District Council, telephone: 01444 458166
www.midsussex.gov.uk

Services (not checked or tested): Mains water and electricity. No mains gas.
Septic tank drainage. No mains drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number SX8886

EPC: EPC rating E

Council Tax: Band G



GUIDE PRICE £1,000,000 - £1,100,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

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hh@batchellermonkhouse.com

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01892 512020
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1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

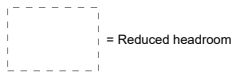
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

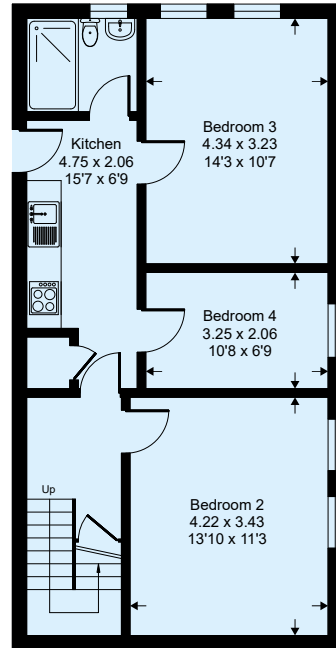


Bramble Hollow, RH19

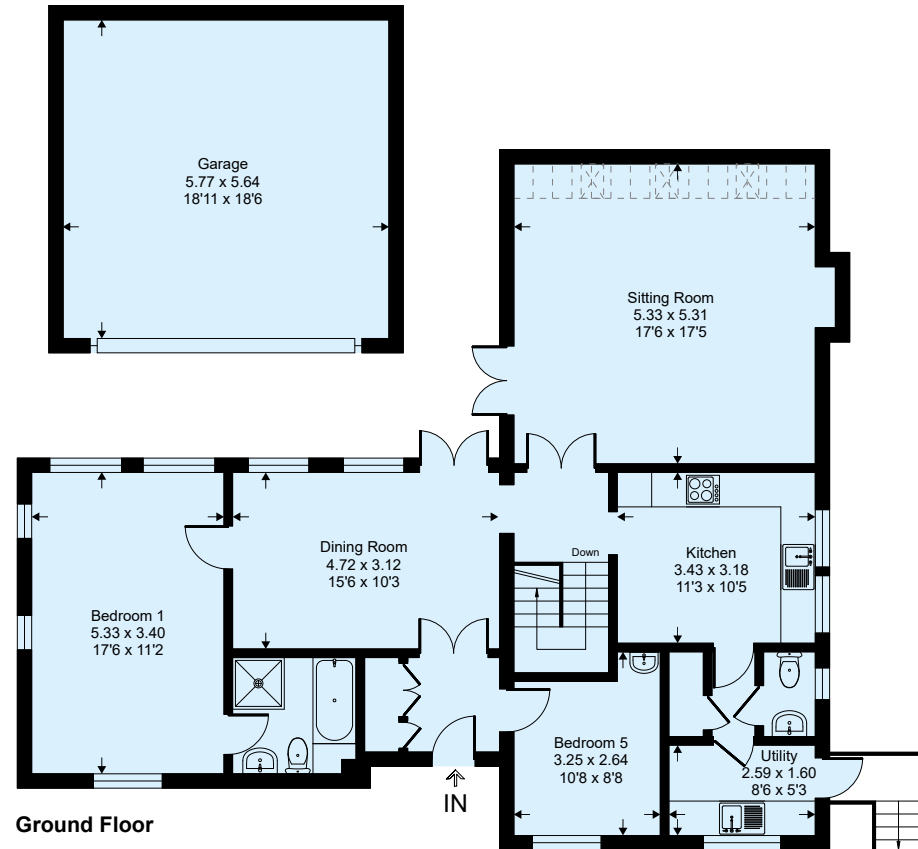
Approximate Gross Internal Area = 163 sq m / 1757 sq ft

Approximate Garage Internal Area = 33 sq m / 350 sq ft

Approximate Total Internal Area = 196 sq m / 2107 sq ft
(excludes restricted head height)



Lower Ground Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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