



FURZE FIELD HOUSE, TURNERS HILL





FURZE FIELD HOUSE
East Street
Turners Hill
West Sussex RH10 4QQ

*Turners Hill 1 mile,, East Grinstead 3 miles, M23 5.2 miles
Gatwick Airport 8.7 miles, M25 5.7 miles
(all distances are approximate)*

***A very attractive family house
with adjoining land, stables and outbuildings***

Entrance Hall • 3 Reception Rooms
Kitchen/Breakfast Room • Utility Room • Cellar
Principle Bedroom Suite • Four/Five Further Bedrooms
Family Bathroom • Large Attic Space

Large Garden with Apple Orchard • Ample Parking
Stone Garage/Workshop with potential for conversion
(subject to all necessary consents) • Further Garaging Stabling
with Tack Room and Storage Barn • Open-bay Machinery
Shed • Adjoining Paddocks

In all extending to approx 5 acres (2.02ha)

GUIDE PRICE £1,500,000



SITUATION

Furze Field House lies on the rural, eastern outskirts of Turners Hill within easy reach of East Grinstead. Turners Hill is an active village with its own convenience store, hairdressers, public houses and a good primary school. It is well placed for easy access to East Grinstead (3 miles), the M23 (5.2 miles), the center of Crawley (6.5 miles), and the M25 is approximately 12.7 miles. Gatwick via the M23 is only 8.7 miles. Good state and private schools are available locally and golf courses are at Copthorne and Chartham Park.

DESCRIPTION

Furze Field House is a fantastic, detached family house with various useful outbuildings, which include stabling and garaging, on a plot extending to approximately 5 acres.

The ground floor comprises a spacious **Entrance Hall** leading to the **Kitchen** which overlooks the garden and has a range of wall and floor cupboards with tiled splashbacks, a built in dishwasher and freestanding LPG Range Cooker. There is an adjoining **Breakfast Room/Snug** providing additional living space and a **Study** with a built in cupboard and book shelving and overlooking the front of the property. A large, south-easterly facing **Sitting Room** has a fireplace with inset woodburner and three pairs of french doors leading to the garden terrace. The **Dining Room** also enjoys an outlook over the garden and towards the paddocks, provides ample space for a family dining table and has built in cupboards and glass display shelving. There is a **Utility Room** with space for a fridge/freezer and washing machine and door leading out to the side of the property. There is also a **Cloakroom** and a **Cellar**, which can be accessed via steps leading down from the Entrance Hall.

Stairs lead up from the Entrance Hall to the Landing on the first floor. There is a **Principal Bedroom** with a small, enclosed balcony from which the rural views can be fully appreciated, and an adjoining **Dressing Room/(Bedroom5)** and **Bathroom**. There are **three further Bedrooms** and a **Family Bathroom** and access from the landing to a large, useful **Attic** with potential for conversion to provide further accommodation (subject to all necessary consents).

OUTSIDE

The brick walled entrance with double gates opens onto a courtyard at the side of the house. The front garden is protected from the road by a new close boarded fence with a much larger garden lying to the south. Lawned areas have feature trees including Willow, Larch, Lawson Cypress and Oak and to the side a wild area. There are flower and herbaceous beds, a small greenhouse with classic, old potting shed approached through a little Lawson Cypress avenue with some steps at the end, a long redundant hard tennis court, and an adjoining apple orchard area. All this is overlooked by a large terrace on the south side and beyond the garden the horse paddocks, partly post and railed, with further feature trees, mostly oak and lime, standing proudly. Beside the house is a detached, stone garage and workshop building with potential for conversion to provide additional accommodation (subject to all necessary consents) with a further double bay carport and garage opposite. On the eastern side of the property is a separate entrance leading from



East Street to a hard standing to the front of the stables, tack room and attached store barn, and beyond to the open bay machinery stores. (Note: A public footpath runs up the edge of, but inside, the eastern boundary. No access into the woodland will be retained by the vendor through the existing gate)

TENURE & POSSESSION

The property is offered freehold with vacant possession on completion.

SERVICES (Not tested and therefore not warranted)

Mains electricity with solar panels (FiT). Private drainage. Central heating by an Air Source Heat Pump (RHI) to radiators. LPG gas bottles serve the Range Cooker in the kitchen.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. The garden ornaments are similarly excluded. The white goods in the property may be available by separate negotiation.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

LOCAL AUTHORITIES

Mid Sussex District Council – 01444 458166

COUNCIL TAX & EPC

Council Tax: Band G - £3,479.27 (2022/23)
EPC – D

DIRECTIONS (RH10 4QQ)

From Crawley: Travelling on the Balcombe Road/B2036 take the third exit onto the Turners Hill Road, passing Tulleys Farm in Worth and into Turners Hill Village. Continue over the Turners Hill crossroad towards East Grinstead and about half a mile after passing Alexander House Hotel, the property will be found on the right hand side behind a set of wooden gates.

From East Grinstead: Travelling on the B2110 sign posted to Turners Hill. Bear right under the railway bridge and continue for approximately half a mile to find the property on the left hand side.

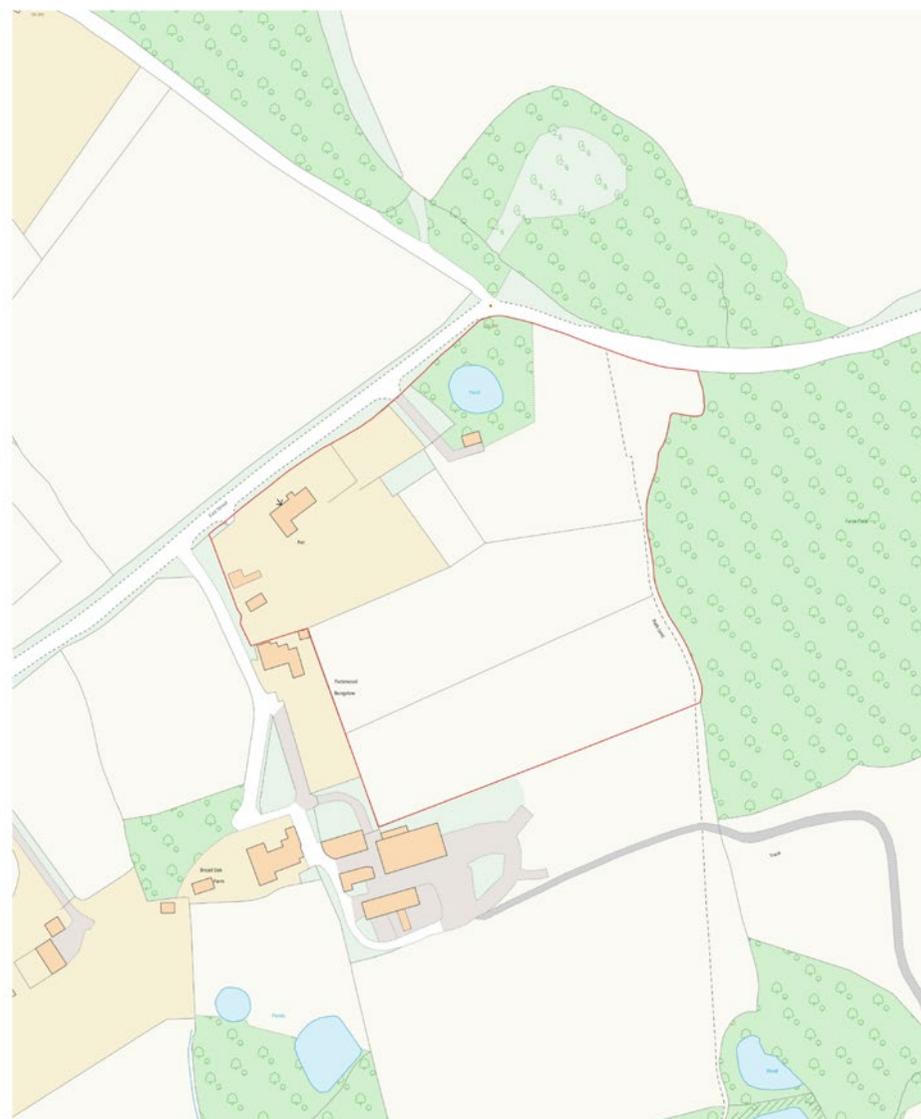
VIEWING

Further details from the sole agents
RH & RW Clutton 01342 410122
agency@rhrwclutton.co.uk

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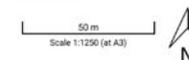


WSX266747 (Part of)



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Total area - 5.68 acres

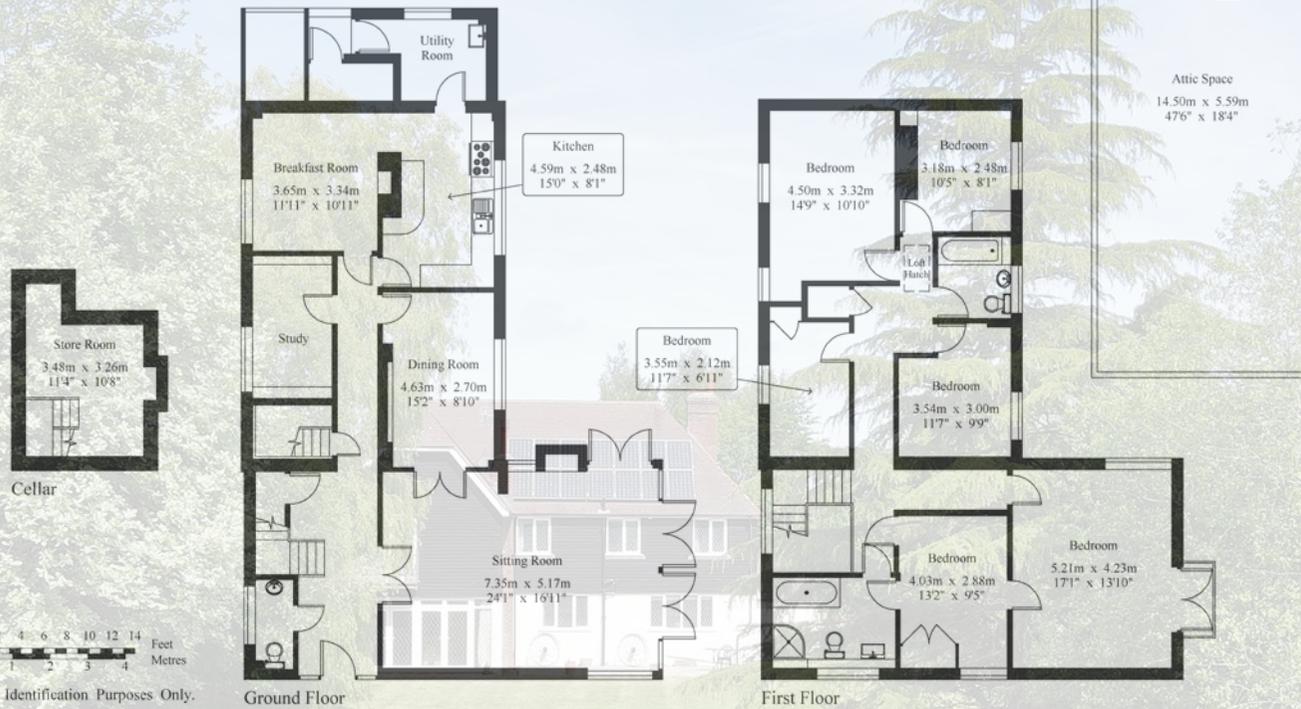


01342 410122
www.rhrwclutton.com

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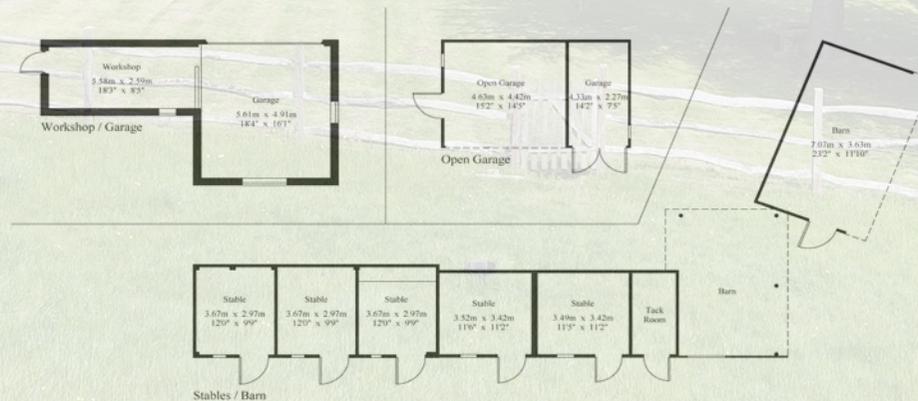
Furze Field House

Gross Internal Area : 257.1 sq.m (2,767 sq.ft.)
(Excluding Attic Space)



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Workshop / Garage - Gross Internal Area : 42.6 sq.m (458 sq.ft.)
Open Garage - Gross Internal Area : 30.4 sq.m (327 sq.ft.)
Stables / Barn - Gross Internal Area : 123.3 sq.m (1,327 sq.ft.)



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