

Price

£835,000

Garnham
H Bewley

39 Hill House Close, Turners Hill



- Substantial Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Kitchen and Conservatory
- Double Garage & Driveway
- Stunning Garden
- Cul-de-sac Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



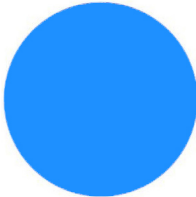
39 Hill House Close, Turners Hill, West Sussex RH10 4YY

Having been in the same ownership for many years, this impressive five-bedroom detached family home is being offered to the market for the first time in many years and presents a rare opportunity to acquire a substantial property in this highly regarded village location. Offering generous and versatile accommodation arranged over two floors, the property provides three reception rooms, a conservatory, three bathrooms, a well-appointed kitchen/breakfast room and a double garage. Situated in a quiet cul-de-sac within the ever-popular village of Turners Hill, this substantial family home combines generous accommodation, excellent versatility and attractive outside space. Having been cherished by the current owners for many years, the property offers an exciting opportunity for a new family to make their own mark on a much-loved home.

On entering the property, a front door opens into the entrance hall, which provides access to the first floor via a staircase with useful under-stairs storage cupboard, as well as access to the downstairs cloakroom. The kitchen/breakfast room is fitted with a range of wall and base level units and benefits from a breakfast bar, ample space for appliances and plenty of room for a family table and chairs. A door provides direct access to the garden, making this a practical and sociable heart of the home. The lounge is a generous reception room featuring an attractive fireplace and opens directly into the conservatory. This additional living space enjoys views over the garden and benefits from French doors opening onto the outside, creating a lovely connection between the indoor and outdoor spaces. There is also a separate dining room, ideal for family meals and entertaining, together with a study, providing a useful dedicated home-working space or quiet retreat.

Upstairs, the principal bedroom benefits from fitted wardrobes and a spacious en-suite bathroom. Bedroom two is particularly versatile, featuring a walk-through dressing room leading to its own en-suite, providing an excellent degree of privacy and flexibility. There are three further bedrooms, all served by the family bathroom, making the first floor ideally suited to modern family living.

Outside, the property is complemented by beautifully landscaped gardens, which wrap around the side of the house and have been thoughtfully designed to provide a variety of areas for entertaining, relaxing and enjoying the peaceful surroundings. The garden offers a wonderful sense of privacy and tranquillity, with established planting and several distinct seating areas. To the front, a driveway provides ample off-road parking and leads to the double garage, while side access connects the front and rear gardens.

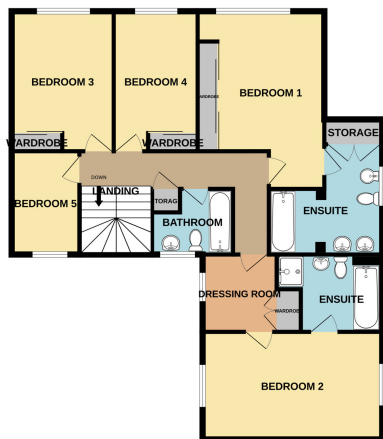


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GROUND FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



**Garnham
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1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 2291 sq.ft. (212.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Ground Floor Porch

Entrance Hall

Downstairs W.C.

Kitchen/Breakfast Room 13' 5" x 12' 3" (4.09m x 3.73m)

Lounge 18' 0" x 13' 3" (5.49m x 4.04m)

Conservatory 12' 8" x 12' 7" (3.86m x 3.84m)

Dining Room 14' 0" x 10' 10" (4.27m x 3.30m)

Study 9' 7" x 6' 5" (2.92m x 1.96m)

First Floor Landing

Main Bedroom 13' 2" x 11' 1" (4.01m x 3.38m)

En-suite 11' 1" x 10' 8" (3.38m x 3.25m)

Bedroom 2 17' 3" x 10' 2" (5.26m x 3.10m)

Dressing Room 6' 11" x 6' 8" (2.11m x 2.03m)

En-suite 9' 11" x 6' 8" (3.02m x 2.03m)

Bedroom 3 13' 3" x 9' 8" (4.04m x 2.95m)

Bedroom 4 13' 3" x 7' 11" (4.04m x 2.41m)

Bedroom 5 10' 1" x 6' 7" (3.07m x 2.01m)

Family Bathroom 7' 10" x 5' 8" (2.39m x 1.73m)

Outside Garden

Double Garage 17' 6" x 16' 11" (5.33m x 5.16m)

Driveway

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NEAREST RAILWAY STATIONS

East Grinstead Station

3.2 miles

Three Bridges Station

3.5 miles

Balcombe Station

4.2 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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