



## Weir Water

Admirals Bridge Lane | East Grinstead | RH19 4NN

FINE & COUNTRY



# THE PROPERTY

## Weir Water

- Striking barn-style contemporary home with panoramic Weir Wood Reservoir views
- Secluded rural setting within approx. 4 acres of gardens and woodland
- Light-filled living spaces with extensive glazing and bi-fold doors
- Six bedrooms including luxurious principal suite with balcony
- Flexible layout with potential annexe above double garage (STPP)
- Expansive decking, spa pool and hot tub, perfect for entertaining
- Woodland with sandstone rock outcrops and large level lawns
- Easy access to East Grinstead, mainline rail links and Ashdown Forest

Tucked away in an exceptionally private rural setting, this striking barn-style contemporary home enjoys an elevated position with magnificent, uninterrupted views across Weir Wood Reservoir. Set within approximately four acres of landscaped gardens and woodland, the property offers a rare combination of architectural presence, space and an enviable lifestyle immersed in nature.

Built in 2008 and beautifully designed to maximise its breathtaking surroundings, the house is flooded with natural light, with extensive glazing and bi-fold doors drawing the outdoors in and ensuring that the ever-changing reservoir views are enjoyed from the principal living spaces and bedrooms. The result is a home that feels both dramatic and deeply connected to its landscape.

The heart of the house is a superb open-plan kitchen, breakfast and family room, a natural hub for everyday living and entertaining, opening seamlessly onto expansive decking and balconies overlooking the water. From morning coffee watching the mist rise over the reservoir to long summer evenings hosting friends around the spa pool and hot tub, this is a home designed for relaxed, sociable living.



The drawing room, open to the eaves with a wood-burning stove and galleried study above, provides a wonderful sense of volume and warmth, while a separate games/TV room offers a more informal space with direct access to the garden. Flexible accommodation includes six bedrooms in total, with an impressive principal suite featuring a dressing room, en suite bathroom and private balcony. An additional bedroom suite above the double garage provides excellent potential for a self-contained annexe, guest accommodation or multigenerational living (subject to the necessary consents).





















# THE LOCAL AREA

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Outside, the grounds wrap around the house, combining large level lawns — ideal for further leisure amenities such as a swimming pool or tennis court, with areas of natural woodland and striking sandstone rock outcrops. There are multiple seating areas positioned to take full advantage of the views, privacy and changing light throughout the day.

Beyond the boundaries of the property lies the exceptional lifestyle offered by Weir Wood Reservoir itself. On your doorstep are opportunities for sailing, kayaking and paddleboarding, as well as peaceful woodland walks, birdwatching in the nearby nature reserve and quiet moments by the water's edge. Whether seeking adventure, fresh air with family or a tranquil escape from everyday life, the setting provides something for everyone, all year round.

Despite its wonderfully secluded feel, the house is conveniently located for East Grinstead, with its range of shops, restaurants, sports clubs and excellent schools. Rail services provide direct connections to London, while road links offer easy access to Gatwick, the M25 and the wider South East.

This is a rare opportunity to acquire a substantial, contemporary family home in one of the area's most beautiful and sought-after settings, where space, privacy and lifestyle come together effortlessly overlooking one of Sussex's most treasured landscapes.

### Additional Information

Freehold. Mains water and electricity. Shared private drainage. Oil heating. Under floor heating in the hall, kitchen and drawing room. Council tax: Band H. EPC: Band C.







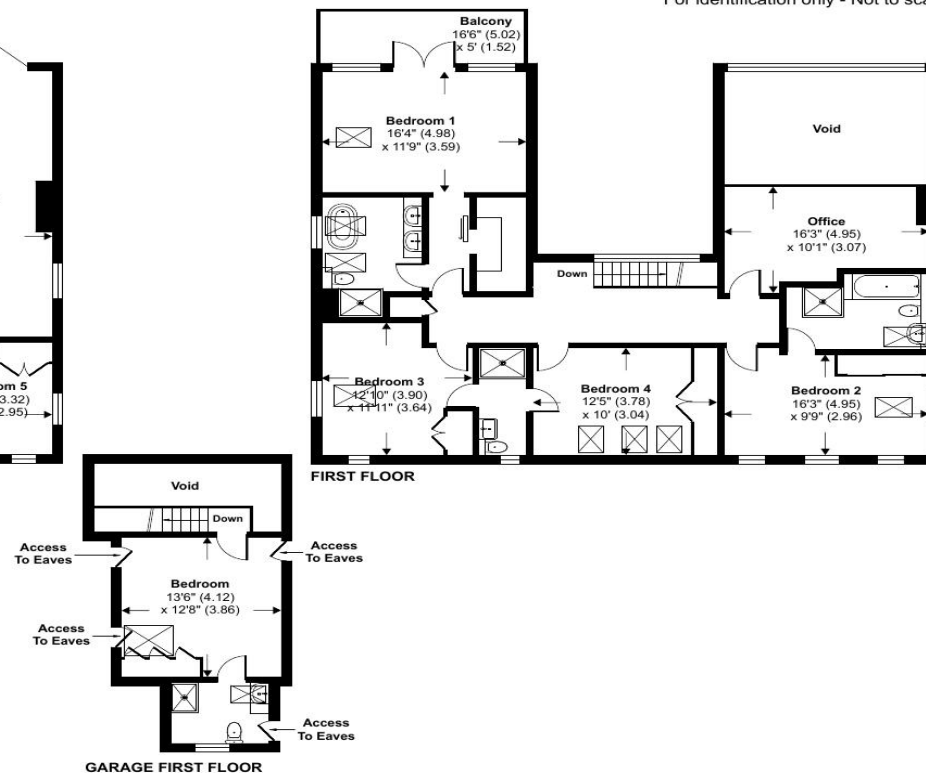
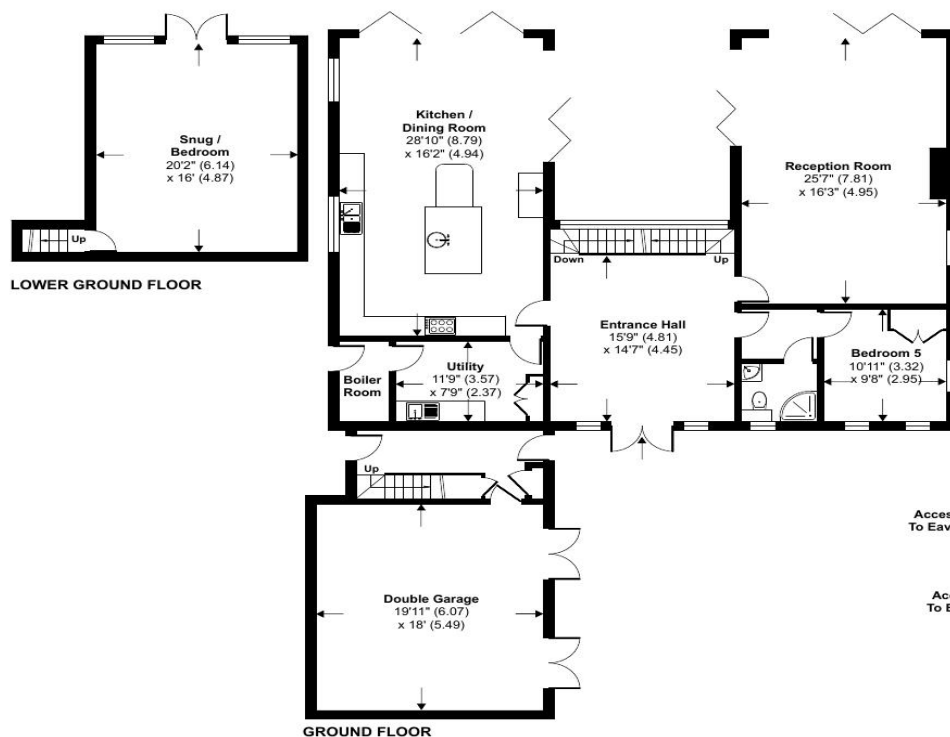
# Admirals Bridge Lane, West Sussex, RH19

Approximate Area = 3137 sq ft / 291.4 sq m (excludes voids)

Garages = 718 sq ft / 66.7 sq m

Total = 3855 sq ft / 358.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Humberts. REF: 1348484



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