The Old Vicarage

Hammerwood | East Grinstead I RH19 3QE

FINE & COUNTRY

THE PROPERTY

The Old Vicarage

- Substantial 6 bedroom residence offering versatile accommodation (southern wing of former Victorian vicarage)
- Three generous reception rooms ideal for family living and entertaining
- Three well-appointed bathrooms
- Situated on a private road, accessed via electric gates
- Extensive gravelled driveway providing parking for numerous vehicles
- Triple garage with office and shower room above
- Basement level featuring gym/studio, wine cellar and utility room
- Stunning panoramic views towards Ashdown Forest
- Approximately 1.25 acres of wrap-around gardens including terrace, lawn, seating area and orchard
- Tesla Powerwall installed
- A further 3 acres potentially available by separate negotiation

Tucked away in a private road, with panoramic views stretching towards the wild beauty of Ashdown Forest, this exceptional former Victorian vicarage offers privacy, presence and a wonderful sense of escape. Built in 1875 and later sensitively extended and modernised, the house retains its original grandeur while embracing the ease and comfort of modern family living.

From the moment you step through the front door, engraved with the words *'The Lord is thy keeper'*, there is a sense of history and quiet confidence. The entrance porch leads into a welcoming lobby and hall, setting the tone for the generous and beautifully proportioned rooms beyond. The sitting room is warm and inviting, centred around a fireplace with a charming corner window seat. The drawing room features an open fireplace and glazed doors that open directly onto the garden, creating an effortless connection between indoors and out. The dining room is an impressive space, ideal for entertaining, with a boarded floor and plenty of room for large gatherings.

At the heart of the home is the kitchen breakfast family room, designed for both everyday living and entertaining. Fitted with a comprehensive range of wall and floor units, granite worktops and a central island with breakfast bar and wine cooler, it is a space where family and friends naturally come together. Two sets of French doors open onto the terrace, filling the room with light and extending living space into the garden. A cloakroom completes the ground floor.

The kitchen also provides access to the basement, where the house reveals a more playful and practical side. Here there is a gym or studio with air conditioning and direct access outside, a wine cellar and a well fitted utility room complete with a dog shower and a door leading out to the garden.

The staircase rises to the first floor, where the principal bedroom forms a peaceful retreat, complete with a dressing room fitted with wardrobes and a beautifully appointed en suite bathroom. There are two further bedrooms on this level along with a computer room or study and a well finished family bathroom.

The second floor offers two additional bedrooms, both full of character with exposed beams, one featuring a cast iron fireplace with a duck's nest grate and the other benefitting from concealed storage. A shower room and a games room or sixth bedroom complete the accommodation, offering excellent flexibility for guests, teenagers or home working.

Outside, double electric gates open onto a gravelled driveway providing ample parking and access to the triple garage. Above the garage is an office or annexe with its own shower room, ideal for working from home, guests or independent family members.

The gardens wrap around two sides of the house and have been thoughtfully arranged to offer both open space and more secluded corners. A paved terrace leads out from the house onto a lawn, within which is a gravelled seating area beneath an oak tree, perfect for quiet moments or summer evenings. An orchard provides apple, pear, plum and greengage trees, adding both beauty and productivity to the grounds. In all, the gardens extend to approximately one and a quarter acres, with the option to acquire a further three acres by separate negotiation.

What if the Hokey Cokey
really is what it's all about?

THE LOCAL AREA

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The property is set within a popular hamlet close to East Grinstead, which offers a good range of shops, restaurants and leisure facilities, with a wider selection available in Tunbridge Wells. There are excellent sporting opportunities locally, including golf, rugby, cricket, tennis and football, and rail services from East Grinstead, Lingfield and Cowden provide convenient connections to London. Road links via the A22 give access to the M25 and beyond.

This is a rare opportunity to acquire a substantial and characterful home that combines period elegance, modern comforts and a beautiful rural setting,

Additional Information
Freehold. Mains water and electricity. Shared private drainage. Oil heating. 2 arrays of solar panels for electricity with 2 invertors and a Tesla Powerwall 2 providing 13.5 kwh storage in the event of a power cut. EV charging point.
Wealden District Council, Council tax: G. EPC D.

Holtye Road Hammerwood, East Grinstead, RH19 3QE

Approximate Gross Internal Area = 476.0 sq m / 5124 sq ft
Outbuilding = 76.1 sq m / 819 sq ft
(Including Triple Garage)
Total = 552.1 sq m / 5943 sq ft

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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191841)

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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