



LEY LODGE





LEY LODGE
OLD HOLLOW
WORTH
WEST SUSSEX RH10 4TA

Crawley 3.4 miles • East Grinstead 6.4 miles
M23 1.7 miles • Gatwick Airport 4.4 miles
Godstone/M25 10.5 miles
(all distances are approximate)

Guide Price: £950,000 - Freehold
Potentially available with no onward chain

A fine family home set in a generous garden tucked away on a private lane

Kitchen/dining room • 4 Reception rooms • 4 Bedrooms
Re-fitted family bathroom • Shower room
Large mature gardens • Horseshoe driveway • Detached double garage • Versatile accommodation

VIEWING

Viewing strictly by confirmed appointment only with
RH & RW Clutton
Tel: 01342 410122 agency@rhwclutton.co.uk



LOCATION

Ley Lodge is tucked away on a private lane off Old Hollow near Worth, within easy reach of a multitude of amenities in Crawley, as well as within easy reach of the historic market town of East Grinstead. Both of which offer a comprehensive range of shopping and recreational facilities together with a mainline station (Victoria and London Bridge). The property is also conveniently positioned for immediate access to the A22, M23 (1.7 miles), Gatwick Airport (4.4 miles) and the M25 at Godstone (10.5 miles). A wide range of state, private prep and public schools are also easily accessible.



DESCRIPTION

A stunning example of an attractive family home built in the 1930s, later extended to offer generous and versatile accommodation extending to over 2,224 sqft. The property has been updated and continues to be exceptionally well maintained by the current owners.

There is a modern **kitchen/dining** room with a range of wall and floor units, a breakfast bar and integrated appliances with French doors leading out to the side **terrace**. There are **four reception rooms** offering flexible living space together with a **ground floor bedroom** and **ensuite WC**, and a **shower room**.

On the first floor are **three bedrooms**, one with an **ensuite WC**, and a **family bathroom**.

OUTSIDE

The property is set within a mature garden plot which is mainly laid to lawn with a Yorkstone paved terrace which surrounds the property on all four sides. The garden is enclosed by hedging and fencing, features a **well** and includes flower bed borders, a number of mature shrubs and trees including fruit trees, a Red Oak, Silver Birch and Pine. There is also a **shed** at the bottom of the garden.

To the front of the property is a large gravelled "horseshoe" in and out **driveway** providing **ample parking** together with a detached **double garage**, with power and lighting, and a **log store**.

In all extending to approx. 0.50 acres (0.20ha).



TENURE & POSSESSION

The property is offered freehold with vacant possession on completion.

SERVICES (Not tested and therefore not warranted)

Mains electricity, LPG gas and water. The central heating system is gas fired to radiators and there is a wood burning stove in the family room. Drainage is to a private treatment system.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

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: Band G - £3,732.27 (2024/25).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E.

VIEWING

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

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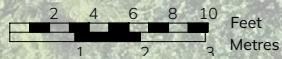
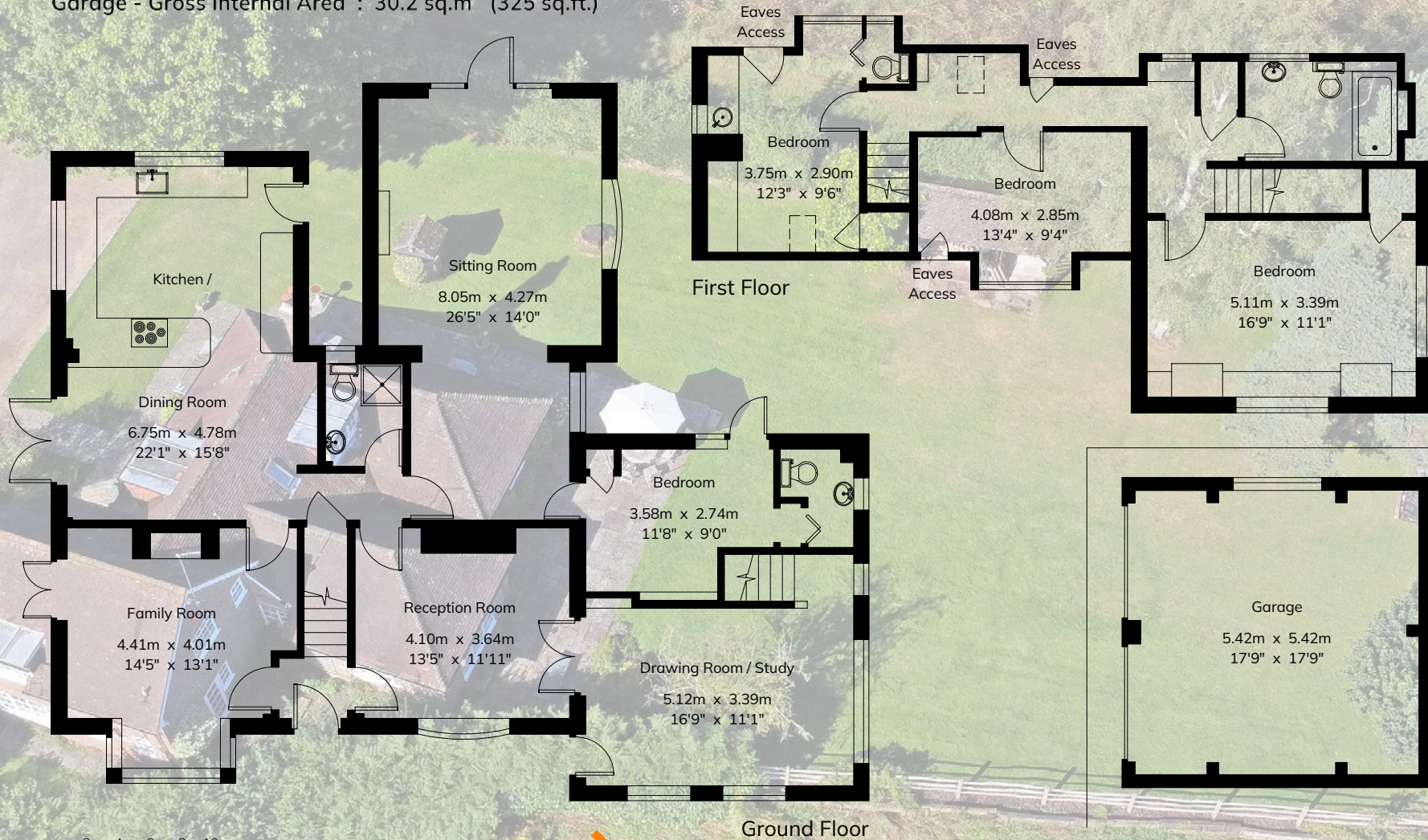


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1 West Street | East Grinstead | West Sussex | RH19 4EY

Ley Lodge

House - Gross Internal Area : 206.7 sq.m (2224 sq.ft.)
Garage - Gross Internal Area : 30.2 sq.m (325 sq.ft.)



For Identification Purposes Only. 

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