



Turners Hill Road, Worth

£725,000



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An opportunity to purchase a four-bedroom two bathroom detached period property setback from the road. Once part of the Hayheath estate with a plethora of beams and a rural outlook which is believed to have been stables originally and now with two double garages and off -road parking for 6-8 cars. Superb tranquil views from rear garden across fields.

Approaching the property, which is setback from the road, there is a high feature brick wall ensuring privacy and a brick paved apron entrance with white double gates ahead. These open onto a brick paved driveway providing off road parking for 6- 8 cars and, on the left, there are two double garages, each with white double doors.

Entering the house, the stairs are ahead and there is attractive, black and white period tiled flooring running through to a feature stable door which opens directly into the rear garden. To the right is the large kitchen with the double height lounge beyond. To the left is the dining room/office/gym and beyond is the playroom/family room with the cloakroom and utility area adjacent. From here there is also access to the rear section of one garage which could be used as an additional office making it ideal for those working from home.





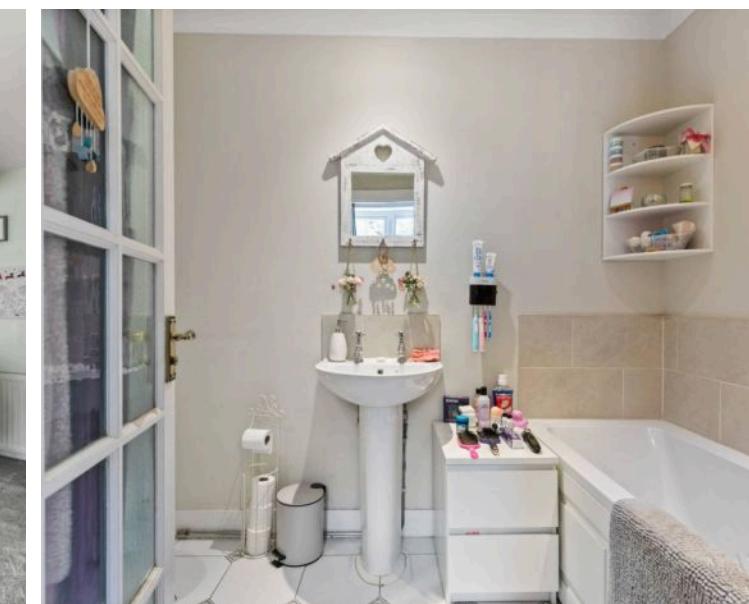
The cloakroom has ceramic floor tiles, WC and wash hand basin. Further along the next door opens into the utility area which has space and plumbing for a washing machine and tumble drier. There are two reception rooms in addition to the superb double height lounge and, according to individual requirements, these can be used as a playroom/family room and dining room/ office/gym respectively. The accommodation in this portion of the house is flexible and could easily be reconfigured to create a downstairs annexe.

Returning to the hall, the kitchen leads off from here and is dual aspect with windows to the front and rear ensuring that it is bright and airy. There is a double sink and drainer with a lovely outlook over the rear garden. It is a spacious room with a large island with solid wood work surfaces here and throughout the kitchen. There is space for three barstools on one side and with cupboards and wine rack on the other side. There is good range of cream cottage, style wall and base units together with feature cream painted exposed brickwork and with attractive ceramic flooring. Integrated items include a Bosch four ring induction hob with extractor above and a Neff double oven with warming oven beneath. There is space and plumbing for a dishwasher and an American style fridge/freezer.



A door to the side leads into the wow factor double height, lounge with superb beams and an open fire which has navy blue inset tiles and a wooden surround. There is a small mezzanine above with two Velux windows which can be accessed with a ladder. It presently has a bookcase to one side and, on the other side, an ideal spot for the tree at Christmas. It is likely that this room was once a barn with a hayloft above and hence the height. The room is dual aspect with windows to the front and French doors to the rear garden and these, together with two Velux windows in the upper area, ensure that it is flooded with light.

Moving upstairs, there is a window to the rear and a corridor with a half-height dado rail leading to an arched window to the front of the house which is characteristic of the Hayheath estate period properties in and around this area. To the left is a bathroom with a white suite comprising a bath, WC and wash hand basin with grey ceramic floor tiles. Alongside is the master bedroom which is a spacious high-ceilinged room with a picture rail. It is dual aspect running from the front to the rear of the house and along one wall there is a run of built in wardrobes with two doubles and a single to the left and another double and single to the right.





Following the corridor along, there is a door which opens into another section of the house. This lends itself to being a separate annexe for an older family member or teenagers looking for independence whilst in close proximity to the rest of the family. It comprises two double bedrooms, one large, single room and a bathroom. This has a white suite with a bath, separate shower, cubicle, WC and wash hand basin.

Bedroom 4 is a good size single and is rather quaint with two Velux windows. This portion of the house is characterful with an oak latch handled door believed to be original together with Georgian paned fully glazed bedroom doors.

Bedroom 3 is a large double room with an elevated double height window to side and two double mirror fronted wardrobes. Bedroom 2 is larger and located to the front of the house. It is dual aspect with windows to the front and side and a double airing cupboard also houses the boiler. There is another double built in wardrobe and a separate single storage cupboard. Again, it is characterful and has the uneven sloping of a fabulous period house and with plenty of beams.

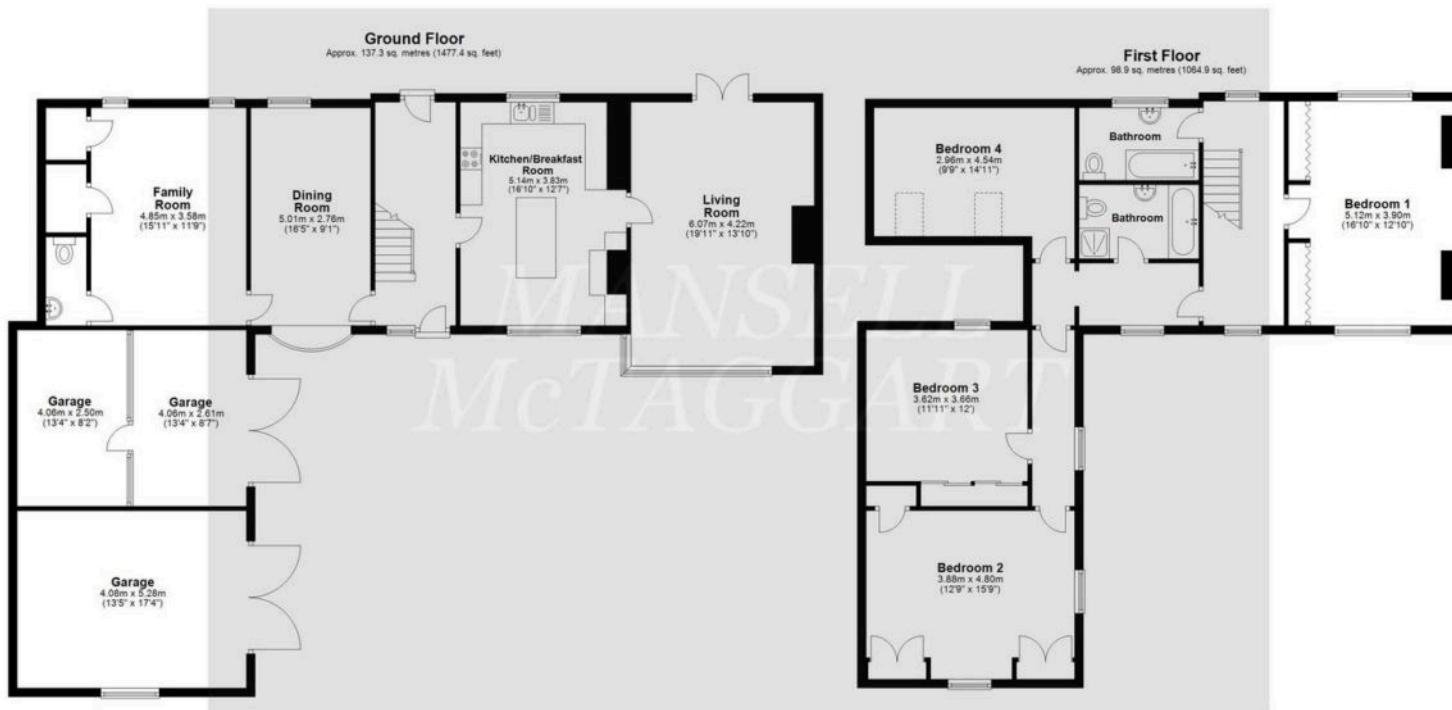
#### Outside:

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The rear garden has a bricked paved area adjacent to the house with the French doors from the lounge opening onto a seating area and flowerbed alongside. The garden is fully fenced, making it safe for children and pet friendly. There is an area of lawn with a path of stepping stones leading to a gate at the far end with shrubs and flowers including hydrangeas, roses and wisteria, an apple tree and a pear tree with delightful blossom in the spring. To the side is a fenced in space, which was recently used for chickens. It has a delightfully rural outlook with its tranquil views across a farmer's field and presently with cows grazing and woodland in the distance.



- Council Tax Band 'F' and EPC 'F'



Total area: approx. 236.2 sq. metres (2542.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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