



Ridleys, West Hoathly

Guide Price £640,000

## Description

A beautifully presented four bedroom detached house in the sought after village of West Hoathly. Having been meticulously updated and improved by the current owners, the accommodation comprises a charming double reception room with log burner, conservatory, fitted kitchen and family bathroom. Further benefits include an integral garage with electric roller door, a cloakroom and off street parking. A real highlight of this family home are the delightful gardens and sun terrace that back onto the most fabulous open countryside. Being walking distance of West Hoathly primary school and the renowned "Cat" pub, an internal inspection is strongly recommended.

EPC Rating: B

## Key Features

- Detached House
- Four Bedrooms
- Recently Replaced Double Glazing Throughout
- New Boiler 2023
- Cost Effective Solar Panels
- Underfloor Heating in Bathroom & Conservatory
- Off Street Parking & EV Charging Point
- Garage
- Pretty Gardens & Terrace
- Stunning Countryside Views

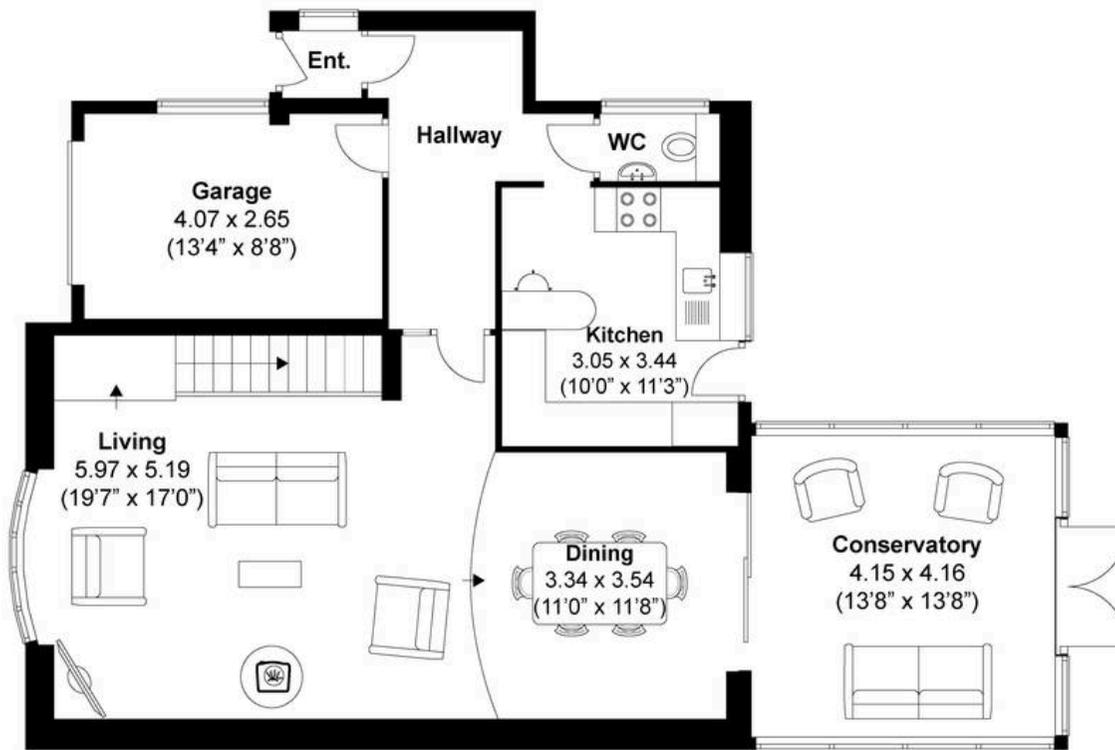
## Location

The property is situated in a popular, quiet residential area on the Northern edge of the village of West Hoathly. The village centre is only a short walk, as is the local primary school and village pub. A village store can be found in the adjoining village of Sharpthorne and the town of East Grinstead is approximately 5.2 miles, with three supermarkets (Waitrose), restaurants and a mainline train station with regular services to central London.

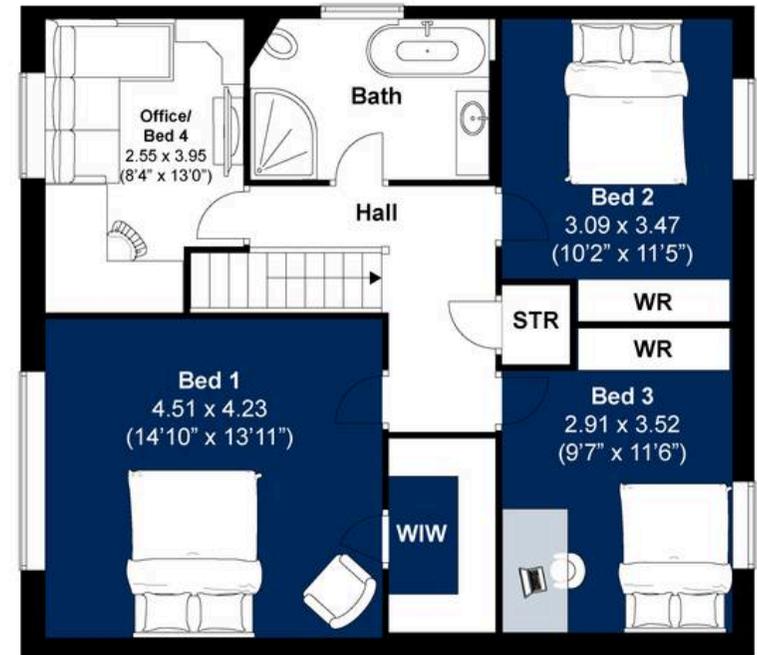


# Ridleys, East Grinstead

Approximately 161.5 sqm (1738 sqft)



**GROUND FLOOR**



**FIRST FLOOR**



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.





## Cole's Estate Agents

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