



Sandy Lane, East Grinstead

Offers in Region of £1,600,000

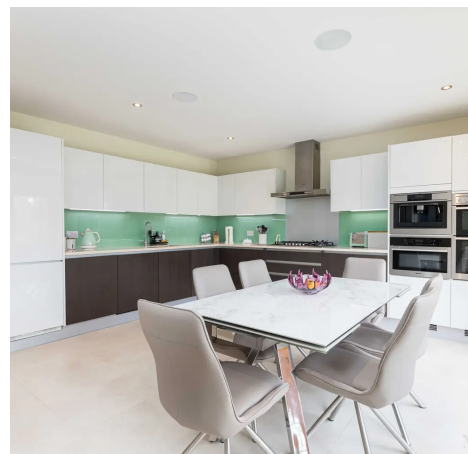
**MANSELL
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Sandy Lane

East Grinstead

This stunning 3933sq ft former show home offers buyers a beautiful and versatile living space whilst being situated on a prestigious single track lane. This five bedroom family home is just a 15 minute walk to East Grinstead train station, 7 minutes to the High Street and is within close proximity to more than 11 schools. The accommodation briefly comprises: storm porch; reception hallway with vaulted ceiling and under stair storage; downstairs cloakroom with low-level WC and wash hand basin; family room with a view to the front aspect; dedicated study with a window to the side; living room with twin French doors leading to the rear garden as well as a feature log burning stove; modern kitchen/dining room with a range of wall and base level units, sink and drainer, 6-ring gas hob with double ovens, integrated appliances and French doors leading to the garden; handy utility room with plenty of wall and base units, sink and drainer, door to the side access and an internal door leading to the garage. The first floor comprises: bright and airy landing; master bedroom with twin Juliet balconies, dressing room and ensuite complete with low-level WC, his & her basins, bath with mixer taps and double shower; double guest bedroom with a view overlooking the rear garden and ensuite with low-level WC, wash hand basin and double shower; further double guest bedroom with bespoke fitted wardrobes; an additional double guest bedroom with a view to the front aspect; family bathroom with low-level WC, wash hand basin, bath with mixer taps and a double shower complete the first floor. The top floor is solely occupied by a spacious double bedroom with views of the garden, storage cupboard and a private shower room with low-level WC, wash hand basin and shower suite, concluding the accommodation.

- Detached family home
- Five double bedrooms
- Nearing 4000sq ft of accommodation
- Modern living throughout





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Externally, the property further benefits from a vast frontage with shingle and block paved driveway suitable for a variety of vehicles. The double integral garage has both power and lighting as well as an electric up and over door. In addition the property benefits from an external Electric vehicle charging point. The secluded rear garden is mostly laid to an expanse of lawn with a patio area abutting the rear of the property and a useful composite decking offering further outdoor seating options.

Council Tax band: G

Tenure: Freehold

- Detached family home
- Five double bedrooms
- Nearing 4000sq ft of accommodation
- Modern living throughout
- Four bathrooms
- Secluded rear garden
- Double integral garage
- Close proximity to local schools
- Short walk to East Grinstead town centre
- Prestigious single track lane





Total area: approx. 365.4 sq. metres (3933.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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.

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