



Cansiron Lane, Ashurst Wood

Offers in Region of £1,650,000

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Cansiron Lane

Ashurst Wood, East Grinstead

This beautiful, five double bedroom, family home is nestled within the ever-popular Cansiron Lane. With over 3000sq ft of versatile accommodation, tasteful décor and potential to further extend, this property would be ideal for a variety of buyers alike.

The accommodation briefly comprises: storm porch; entrance lobby with twin windows to the front; reception hall with a downstairs cloakroom; triple aspect open plan lounge with Bi-fold doors to the rear garden as well as a log burning stove; formal dining room with a view overlooking the rear garden in addition to a feature fireplace and Karndean Parquet flooring; triple aspect open plan kitchen with a range of bespoke Neptune wall and base level units. Quartz work surfaces, Butler sink, AGA, integrated appliances and French doors leading to the rear garden.

Lower ground floor is solely reserved for a spacious utility room with a variety of wall and base units and a door leading to the rear garden.

The first floor comprises: master bedroom with stunning Neville Johnson wardrobes, Juliet balcony and ensuite shower room complete with his/her basins, low-level WC and a double walk-in shower; three further double guest bedrooms outlooking to the rear aspect; modern family bathroom with a low-level WC, pedestal basin, shower suite and a bath with mixer tap completes the first floor.





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The top floor is occupied by the 24' long bedroom/study with far reaching views and plenty of eave storage.

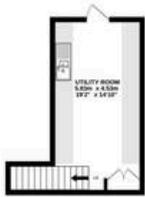
Externally, the property further benefits from driveway parking for multiple vehicles and leads to the double detached garage with electric roller doors. The attractive frontage also houses a home office/studio that is currently utilised as a gym. The secluded and Southerly aspect rear garden is mostly laid to an expanse of lawn with a patio abutting the rear of the property. The current owners have also installed a 1.5m depth heated swimming pool with an electric cover, patio and decked surround with a glass balustrade.

The property also benefits from a new septic tank, boiler and 30 solar panels with battery storage facilities.



- Detached family home
- Sought after location
- Five double bedrooms
- Extended and improved throughout
- Over 3000sq ft of accommodation
- Swimming pool
- Home gym/studio
- Driveway and garage parking
- Close proximity to local schools
- Short drive to East Grinstead & Forest Row

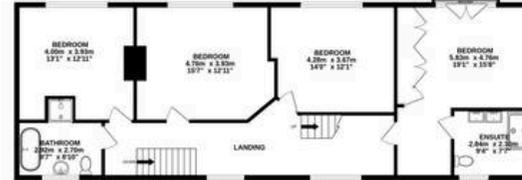
BASEMENT
19.1 sq.m. (206 sq.ft.) approx.



GROUND FLOOR
141.3 sq.m. (1520 sq.ft.) approx.



1ST FLOOR
101.6 sq.m. (1094 sq.ft.) approx.



2ND FLOOR
21.1 sq.m. (227 sq.ft.) approx.



TOTAL FLOOR AREA : 283.1 sq.m. (3047 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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