



**Connells**

Turn Pike Cottage Ship Street  
EAST GRINSTEAD



# Turn Pike Cottage Ship Street EAST GRINSTEAD RH19 4EE

for sale  
**£1,400,000**



## Property Description

A simply stunning five bedroom detached secluded family home, positioned on a generous 1 Acre Plot on a sought-after private road, providing ample and versatile accommodation throughout. The property has been significantly upgraded throughout over recent years and a viewing comes highly advised to appreciate the property in full. Internally, the property benefits from an inviting and grand entrance hall with gallery landing, leading through to the heart of the home, where there is an open plan kitchen/ dining area and family room, with multiple aspect bi-folding doors to the rear, creating the perfect space for the summer months. To the side, there is also a formal lounge with access to the rear garden too. The ground floor also boasts a superb master suite with a large master bedroom, offering direct views and access to the rear garden, alongside a large dressing room and en-suite bathroom. There is also a further two downstairs double bedrooms and a modern family bathroom with bath and shower facilities. On the first floor, there is a large landing with a balcony to the rear, in addition to this, there are two further double bedrooms, both with en-suite shower rooms, and a home office. Externally, the property has plenty to offer on this generous plot. There is a substantial driveway to the front with a double garage, currently used as a gym. Whilst to the rear, there is a fantastic garden, with a feature freshwater pond / pool with features shrubs.

## Front Garden

Pebbled driveway accessed via gated entrance.

## Entrance Hall

With window to the front and stairs leading to the first floor. Radiator, power points and oak flooring.

## Snug

17' 3" x 9' 5" ( 5.26m x 2.87m )

With window to the side and bi-fold doors to the rear. Feature wood burner, power points and tiled floor.

## Lounge/Diner

15' max x 22' 3" max ( 4.57m max x 6.78m max )

Dual aspect L-shaped room with windows to the front and side and patio door to the rear. TV point, radiator, power points and oak flooring.

## Dining/Family Room

10' 5" x 9' 2" ( 3.17m x 2.79m )

Dual aspect with window and door to the side and window and bi-fold doors to the rear. Tiled floor.

## Kitchen

14' 8" x 12' 5" ( 4.47m x 3.78m )

Range of wall and base units with work tops over incorporating chrome sink and drainer. Space for range oven with extractor fan over. Space for fridge freezer. Power points, part-tiled walls and tiled floor.

## Utility Room

5' 2" x 12' 3" ( 1.57m x 3.73m )

With window to the rear. Plumbing for washing machine and dishwasher. Power points.

## Rear Lobby

Dual aspect with window to the front and door to the front and rear with ramped access. Cupboard housing boiler and power points.



## Bedroom 1

15' 6" x 10' 9" ( 4.72m x 3.28m )

With patio door to the rear. TV point, radiator, power points and fitted carpet.

## Dressing Room

9' x 9' 5" ( 2.74m x 2.87m )

With window to the rear. Range of built-in wardrobes, radiator, power points and fitted carpet.

## En Suite

With window to the front. Suite comprising low level WC, wash hand basin with vanity unit under, double width shower unit with shower over. Heated towel rail, cupboard, tiled walls and tiled floor.

## Bedroom 4

12' 1" x 10' ( 3.68m x 3.05m )

With window to the rear. Radiator, power points and fitted carpet.

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and bath with shower over, mixer tap and vanity screen. Heated towel rail, tiled walls, and tiled floor.

## Bedroom 5

12' 1" x 9' ( 3.68m x 2.74m )

With window to the rear. Built-in cupboard, radiator, power points and fitted carpet.

## Landing

With window to the rear and door to the balcony and all rooms. Radiator, power points and fitted carpet.

## Bedroom 2

12' 1" x 20' 1" ( 3.68m x 6.12m )

Dual aspect with windows to the front and rear. Range of built-in wardrobes. Radiator, power points and fitted carpet.

## En Suite

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and corner shower unit with shower over. Heated towel rail and laminate flooring.

## Bedroom 3

12' 1" x 8' 9" ( 3.68m x 2.67m )

Dual aspect with windows to the side and rear. Built-in cupboard, radiator, power points and fitted carpet.

## En Suite

With window to the side. Suite comprising low level WC, wash hand basin with vanity unit under and corner shower with shower over. Heated towel rail and laminate flooring.

## Office

With window to the side. Radiator, power points and fitted carpet.

## Rear Garden

Approximately 1 acre. Laid to lawn with mature shrub and tree borders. Decking area with under store. Pond/Pool (9ft deep). Chicken Coop.

## Double Garage

Currently used as Gym. With powered up and over door, TV point and power points.













**Ground Floor**

**First Floor**

Total floor area 274.1 m<sup>2</sup> (2,951 sq.ft.) approx

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 Band: G

Tenure: Freehold

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