



Wolding Yew Lane, East Grinstead

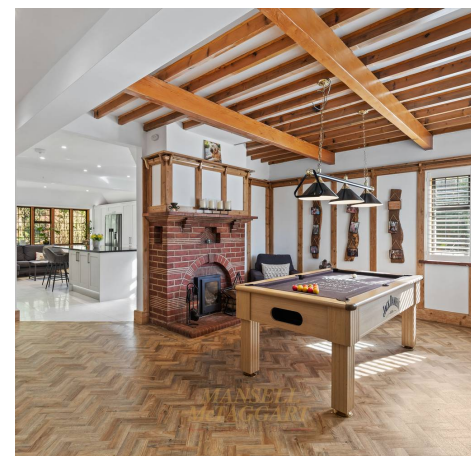
GUIDE PRICE £1,300,000 – £1,400,000

**MANSELL
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A well presented and modern, five double bedroom detached family home situated on a sought after and rarely available private road. This attractive property has been improved and extended by the current owners and now offers over 3,000 Sq ft of living space and further benefits from two double garages and various other out buildings.

The living space briefly comprises: storm porch; reception hall; cloakroom; games room; dual aspect family room with inglenook fireplace and log burner; separate dining room with doors to the garden; modern kitchen/breakfast room with a range of wall and base units, kitchen island, various integrated appliances and door to the garden. A useful utility room with automatic lighting and a cinema room with air conditioning/heating completes the ground floor.

On the first floor, there is a master bedroom with built in wardrobes and refitted ensuite bathroom with walk-in shower; double guest bedroom with Jack and Jill ensuite with autolocking doors, shared with the third double bedroom and fitted wardrobes; two additional double bedrooms with fitted wardrobes and a refitted family bathroom concludes the accommodation.





Externally the property is approached via a gravelled and gated driveway with parking for multiple vehicles and two detached double garages, both fitted with power and lighting. Gated side access is provided to an extensive rear garden which offers access to two outside offices, both fitted with conditioning/heating, lighting, power and wired internet, as well as access to a separate den providing wired internet access too. Abutting the rear of the property is a large patio great for entertaining, that leads onto an expanse of lawn. The lawn encompasses mature plants and trees, with a portion of the back lawn grown to wilderness. Council Tax band: G

Tenure: Freehold

- Detached family home
- Over 3000 sq ft of living space
- Five double bedrooms
- Master bedroom with ensuite
- Sought after private road
- Large private garden with wooded outlook
- Open plan kitchen/diner
- Multiple outbuildings with power, lighting and internet
- Cinema room with aircon
- Sweeping gravel driveway





Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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