



**Great Field Place, East Grinstead**

Guide price £800,000 – £850,000

**MANSELL  
McTAGGART**  
Trusted since 1947



# Great Field Place

## East Grinstead

A spacious and well presented, five bedroom detached property, in a private and gated development in East Grinstead. Ideally situated within walking distance to East Grinstead town centre and within close proximity to the M23, M25 and Gatwick Airport, this property offers nearly 2,100 sq ft of versatile living space throughout, and the property further benefits from driveway parking, a single garage and mature rear garden.

The living space briefly comprises: Generous entrance hall with under stairs storage cupboard; downstairs cloakroom with low level WC and wash hand basin; dual aspect dining/family room; living room with French door access to the rear garden; a kitchen diner with a range of base and wall units; and a conservatory accessed via the kitchen with French doors opening to the garden. A utility room with space for a washing machine and a tumble dryer concludes the ground floor accommodation.

The first floor consists of a spacious landing with an airing cupboard and loft access; master bedroom with in build wardrobes and an ensuite with low level WC, wash hand basin and a shower cubicle; a guest bedrooms with inbuilt wardrobes and an ensuite with a low level WC, wash hand basin and a shower cubicle; a further two double bedrooms with frontal aspect; a single bedroom currently used as a study completes the upstairs living accommodation.







## Great Field Place

East Grinstead

Externally, the property benefits from a driveway for at least two cars, a single garage with an up and over door. Gated side access leads to the mature rear garden, which is mainly laid to lawn with a patio area abutting the rear of the property.

Estate management charge: £500 P/A

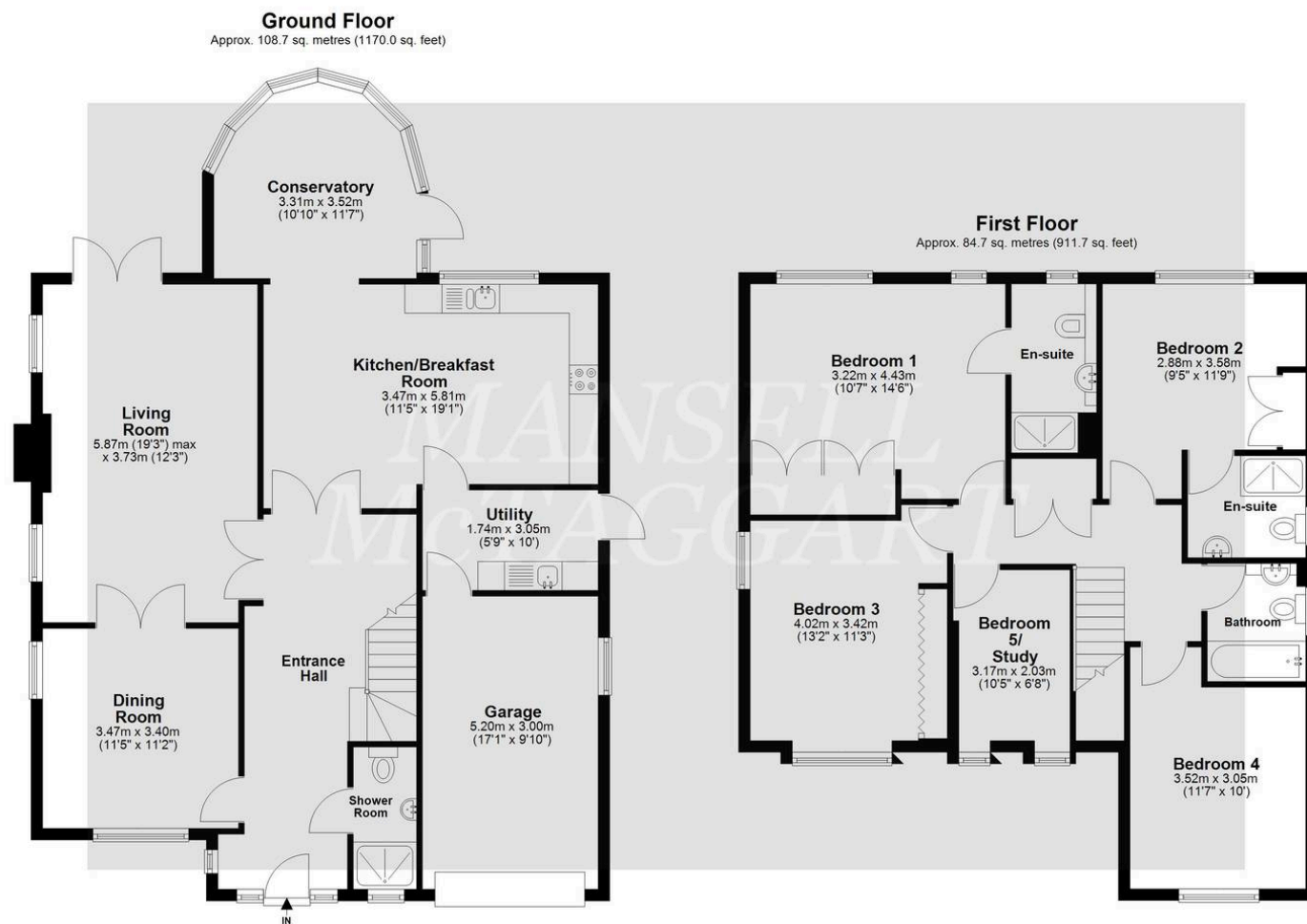
Council Tax band: G

Tenure: Freehold

- Detached family home
- Gated development
- Nearly 2,100 sq ft of living space
- Five bedrooms
- Three reception rooms
- Three bathrooms
- Utility room
- Driveway parking
- Mature rear garden
- Close proximity to local schools







Total area: approx. 193.4 sq. metres (2081.7 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 buyer. Plan produced using PlanUp.

# Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/eastgrinstead/](http://www.mansellmctaggart.co.uk/branch/eastgrinstead/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.