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Creating homes for a finer lifestyle



Claylands East Grinstead

PRICE
£1.5m



One of a pair of executive detached houses situated in a private drive in one of East Grinstead's most desirable roads and finished to the highest of standards with luxury modern fittings.

A truly stunning five bedroom detached luxury home. Double doors from the grand entrance hall access the drawing room which is double aspect. The 35' kitchen breakfast room enjoys southerly views over the rear garden. The kitchen is luxurious and fully fitted with Corian work surfaces and a full range of integrated Siemens appliances. Also on the ground floor is a separate utility room with door to the rear garden. Also from the entrance hall is a staircase leading to the basement rooms.

The basement provides extra accommodation with a hall and double doors leading to a 23' x 19' room which could provide a multitude of uses including home cinema, gym or family room. Double doors from the hall then access a further 14'4 x 11'4 room with a shower room off leading to the boiler room. Both of these rooms have full size windows with views to the rear garden.

The master bedroom suite has a dressing/lobby area leading to the main room with box bay window overlooking the rear garden and southerly aspect views.

It also benefits from an en suite bathroom with walk-in shower.

The guest suite has a walk in wardrobe and en-suite shower room. The third bedroom has a built in wardrobe and storage cupboard and en-suite shower room. The fourth bedroom has a built in storage cupboard and en-suite shower room. The fifth and final bedroom has a built in wardrobe. There is also a family bathroom.

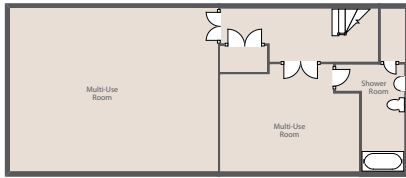
The front of the property has a sweeping driveway providing parking for numerous vehicles, leading to the detached double garage and paths to the front door and garden studio; which is an original 1950's building we have lovingly refurbished and equipped with full communication system linked to the home. To the rear there is a southerly aspect rear garden with a generous Indian sandstone terrace for those summer evenings!

As you would expect the home benefits from a 10 year NHBC warranty.

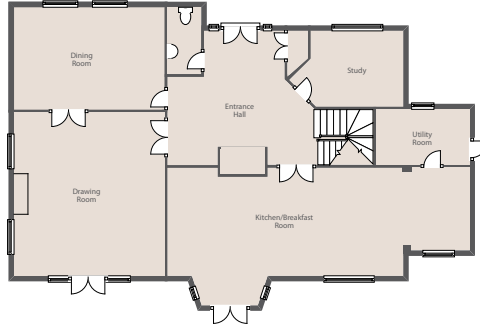


Claylands

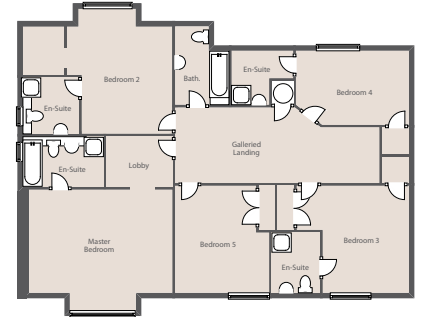
A luxury six bedroom detached executive house, situated in a desirable location and fitted to an exceptional standard.



Basement



Ground Floor



First Floor

Specification

Kitchen

- Fully fitted contemporary kitchen.
- Integrated oven hob and extractor.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Integrated washer/dryer.
- All integrated appliances are Siemens.
- Stainless steel splash-back behind hob.
- Corian worktop with complementing 150mm upstand.
- Under-unit lighting.

Bathroom and En-suite

- Contemporary Villeroy & Boch white suite.

- Complementing chrome taps and shower fittings.
- Travertine stone tiling.
- Tiled splash-back behind wash-hand basin.
- Full-height tiling to bath and shower.
- Automated electronic extractor fan.
- Villeroy & Boch mirrors with light shaver points.

External Features

- Rear garden has large Indian stone terrace.
- Total plot approximately half an acre.
- Detached double garage with driveway.
- Detached studio with power, light and comms to main house.

Comfort and Security

- Gas-fired central heating to radiators.
- Wired for Sky+ and BT.
- Prewired for intruder alarm.
- Mains-wired smoke detectors.
- Inteco home automation system.

Thakeham-Eco Features

- Double-glazed windows.
- Use of A-rated white goods and appliances.



Directions

From the M23 going southbound, come off at junction 10 and follow the A264 road to Copthorne. When you reach the Duke's Head roundabout carry on straight over, heading towards Felbridge. Upon reaching the Felbridge traffic lights turn right onto the A22 heading towards East Grinstead. Follow this road into the town centre on the London Road. When you reach the top of London Road turn right into West Street. Follow this until it becomes West Hill and turn left into West Lane where the property can be found at the end of a private driveway at the very end of the road.

SAT NAV: RH19 4HH

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VIEWING: Strictly by appointment through the agents above.

Agent's Note: This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. This brochure and the information contained within does not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

