



## Homstall Dutton Shovelstrode Lane

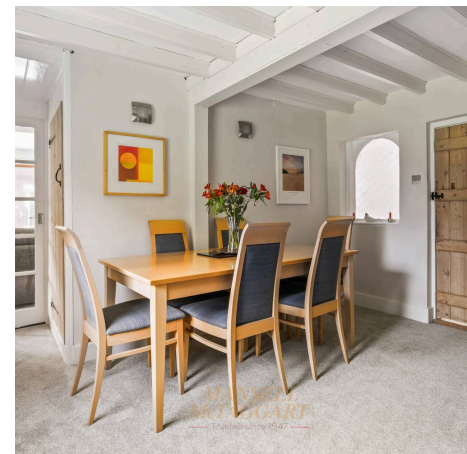
Offers in Region of £1,000,000

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## Homstall Dutton Shovelstrode Lane, East Grinstead

An attractive and generously proportioned, detached cottage which boasts three/four bedrooms, a wealth of character features and is set within a one and a half acre plot (approx) Nestled within a rural setting on the outskirts of the popular market town of East Grinstead and close to Ashurst Wood Village, this property offers 1788 Sq ft of living space and further benefits from driveway parking, double garage, and an outside studio. The living accommodation briefly comprises: entrance porch; entrance hall; downstairs shower room with a WC and wash hand basin; living room with a bay window to the front, log burner and patio doors to the conservatory; conservatory which was re-roofed in 2024; dining room with an understairs cupboard; dual aspect study that could be used as an additional double bedroom; triple aspect modern kitchen/breakfast room with a fitted kitchen with a range of wall and base level units, two electric ovens, five ring induction hob, dishwasher, fridge freezer plus space for other appliances. A boot room with plenty of space for shoes and coats concludes the ground floor.

The first floor consists of a landing with loft hatch access to the partially boarded loft; dual aspect master bedroom with fitted wardrobes; dual aspect guest bedroom with a wash basin and eaves storage; family bathroom with a WC, wash hand basin, heated towel rail, airing cupboard, eaves storage, bath and corner shower unit with a deluge shower head. A further dual aspect double bedroom completes the living accommodation.





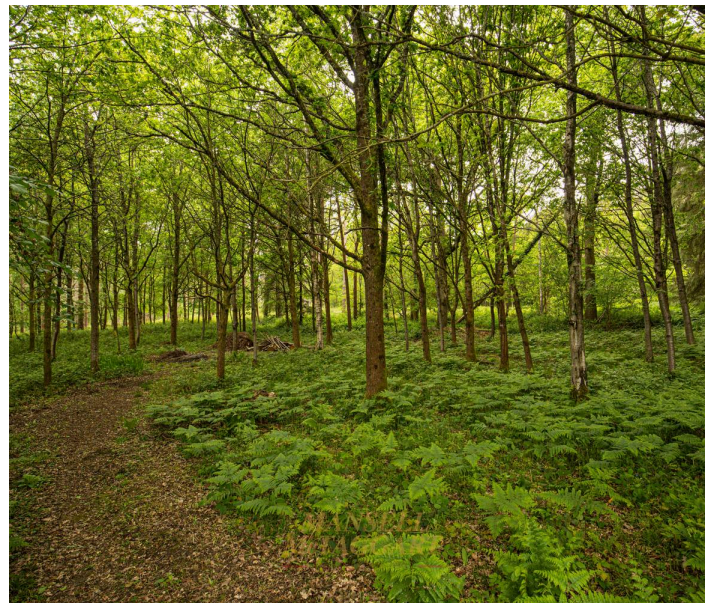
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Externally, the property benefits from driveway parking for four cars and up and over door access to the double garage, with power and lighting. The wraparound rear garden is a real feature of the property, boasting an expanse of lawn, with a patio seating area abutting the rear of the property, plus a variety of mature trees, hedges, fruit trees, a shed and a Victorian style greenhouse. There is also a large insulated studio with power, lighting and wifi, for those who would like to work from home, and direct access to its own private woodland of approximately one acre.

Council Tax band: G

Tenure: Freehold

- Detached family home
- Four bedrooms
- Victorian cottage
- 1788 sq ft of living space
- Approx 1.5 acre plot (of which 0.75 acres is Sussex woodland)
- Stunning wraparound gardens
- Rural location
- Outdoor studio/office
- Driveway parking
- Double garage





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

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