

Guide Price

£600,000

Sandy Lane, East Grinstead



- Detached Bungalow
- Three Bedrooms & Two Bathrooms
- Open Plan Kitchen / Dining Area
- Spacious Lounge & Family Area
- Generous Wrap Around Plot
- Gated Parking & Double Car Port
- Close To Town & Station
- Beautiful Condition Throughout

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



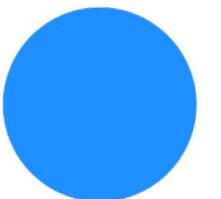
## Stoneleigh Lodge, Sandy Lane, East Grinstead, West Sussex RH19 3LP

Positioned on a sought-after residential road just a short stroll from the town centre, this unique three-bedroom detached bungalow offers the perfect blend of period character and modern comfort.

Originally built as the gate lodge to the historic Stoneleigh estate, the property has been thoughtfully extended over time to create a spacious and welcoming home with real personality. Set behind an electric sliding gate, the property opens onto a gravel driveway with ample parking, a two-bay carport, and an attached workshop/store. A side courtyard and additional storeroom offer further flexibility and practicality. Inside, the home begins with a bright utility room featuring a tiled floor, leading into a well-appointed kitchen and breakfast room. Fitted with woodblock work surfaces and integrated appliances including a dishwasher, oven, and ceramic hob, the kitchen also features a peninsula unit and a charming dining space with a fireplace housing a wood-burning stove.

The original front door, carefully preserved, adds to the lodge's rich character. At the rear of the property lies a spacious double reception room, divided by a wide opening to create two distinct living areas. A feature fireplace and French doors to the garden make this an ideal space for both entertaining and everyday family life. The principal bedroom is a serene retreat, complete with fitted wardrobes and an en-suite bathroom featuring a striking roll-top cast iron bath. Two further bedrooms provide versatile accommodation and are served by a stylish family shower room. The rear garden is a true highlight, offering a peaceful and private haven with paved seating areas, established borders, and a generous lawn. Steps lead to a raised section with lovely views, a gravelled seating area, garden shed, and log store. Enclosed by mature hedging and fencing, the garden is secure, private, and perfect for families or keen gardeners alike.

This is a rare opportunity to own a piece of local history, thoughtfully updated to suit modern living. With charm, character, generous outdoor space, and a location that combines convenience with tranquillity, this beautifully presented home is not to be missed. Early viewing is highly recommended.

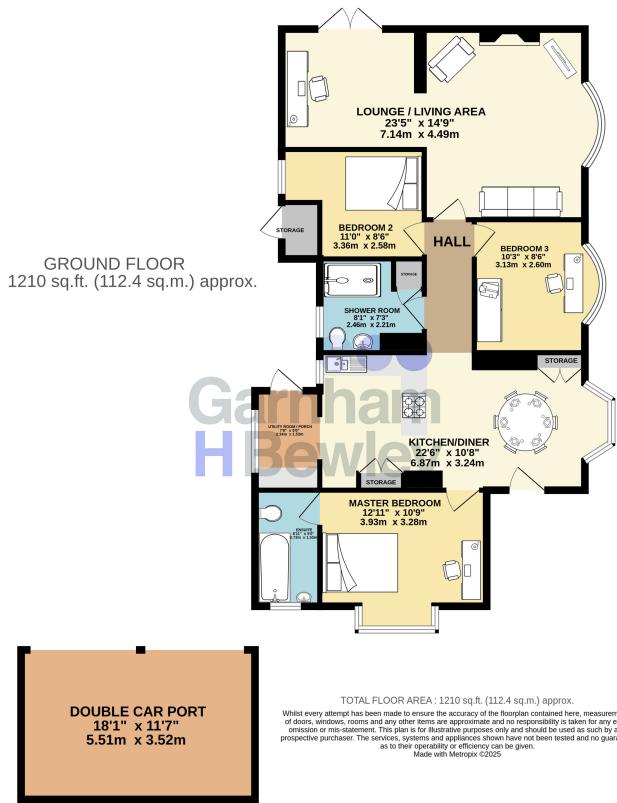


Welcome  
Home



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## Ground Floor

### Utility / Porch

7' 8" x 5' 0" (2.34m x 1.52m)

### Kitchen / Diner

22' 6" x 10' 8" (6.86m x 3.25m)

### Lounge / Living Area

23' 5" x 14' 9" (7.14m x 4.50m)

### Bedroom One

12' 11" x 10' 9" (3.94m x 3.28m)

### Ensuite

8' 11" x 5' 0" (2.72m x 1.52m)

### Bedroom Two

11' 0" x 8' 6" (3.35m x 2.59m)

### Bedroom Three

10' 3" x 8' 6" (3.12m x 2.59m)

### Family Shower Room

8' 1" x 7' 3" (2.46m x 2.21m)

### Outside

#### Double Carport

#### Large Workshop

#### Gated Driveway



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## NEAREST TRAIN STATIONS

East Grinstead Station - 0.5 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.3 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do 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. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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