

College Lane

East Grinstead



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£1,000,000



14

BEDROOM

4

RECEPTION

5

BATHROOM

About the property

*** FANTASTIC DEVELOPMENT OPPORTUNITY ***

This absolutely remarkable detached residence in the highly sought-after area of College Lane presents a rare opportunity for discerning buyers. The main house, boasts an impressive layout with 11 spacious double bedrooms, making it perfect for large families or those seeking multi-generational living arrangements.

On the grounds, there is also a detached, three bedroom Lodge that is arranged over three floors and offers over 2,000 square foot of accommodation that includes an open plan living room and modern kitchen, private gardens and two double garages, making this an ideal separate investment opportunity or annex for family members.

The site occupies a substantial plot and comprises a detached house along with a private detached lodge within the grounds. In total, the property offers 14 double bedrooms and 5 bathrooms, amounting to 6,484 sq ft of internal space (just £154 per sq ft) and boasting a GDV of approximately £3,000,000.

Approaching the estate via a private and extremely secure drive there is a sense of grandeur with the elevated position of the plot not only enhancing its curb appeal but also offers breathtaking panoramic views, ensuring a sense of privacy and tranquility.

The expansive rear garden is predominantly laid to lawn, creating an ideal setting for outdoor gatherings or peaceful moments of relaxation. It includes two brick-built storage units, a decking area, and a shed, alongside two charming garden cabin-style rooms that can serve as home offices, studios, or additional guest accommodation.

This exceptional property combines size, location, and potential, offering a unique chance to create a truly special home in an outstanding setting. With the possibility of further development (subject to planning permission), this residence is a canvas for your imagination. Early viewing is highly recommended to fully appreciate the myriad of possibilities this extraordinary home has to offer.







What the owner says

I found the most amazing dream home — a once-in-a-lifetime opportunity in the perfect location, with incredible potential and endless possibilities. From the moment I saw it, I knew it was something truly special. Unfortunately, due to an unexpected change in personal circumstances, I now have to let it go. It's bittersweet, but it opens the door for someone else to make this extraordinary property their own and bring their dream to life.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES







Total area: approx. 409.8 sq. metres (4411.3 sq. feet)
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		