



**COLE'S**  
ESTATE AGENTS

Coppice Farm Holtye Road, East Grinstead

Offers in Region of £1,450,000



## Description

A unique and outstanding converted farm building with land, in this highly sought after location. Accommodation comprises four bedrooms, three bathrooms (two of which are en suite), a dressing room and a magnificent open plan kitchen/living space with bi-fold doors giving access to a substantial sun terrace with views. The property further benefits from a utility room, off street parking for many vehicles, an outdoor store and approximately 6.5 acres (tbv) of gardens and paddock.

NB. There is a planning application in progress for garaging on the property should one need it.

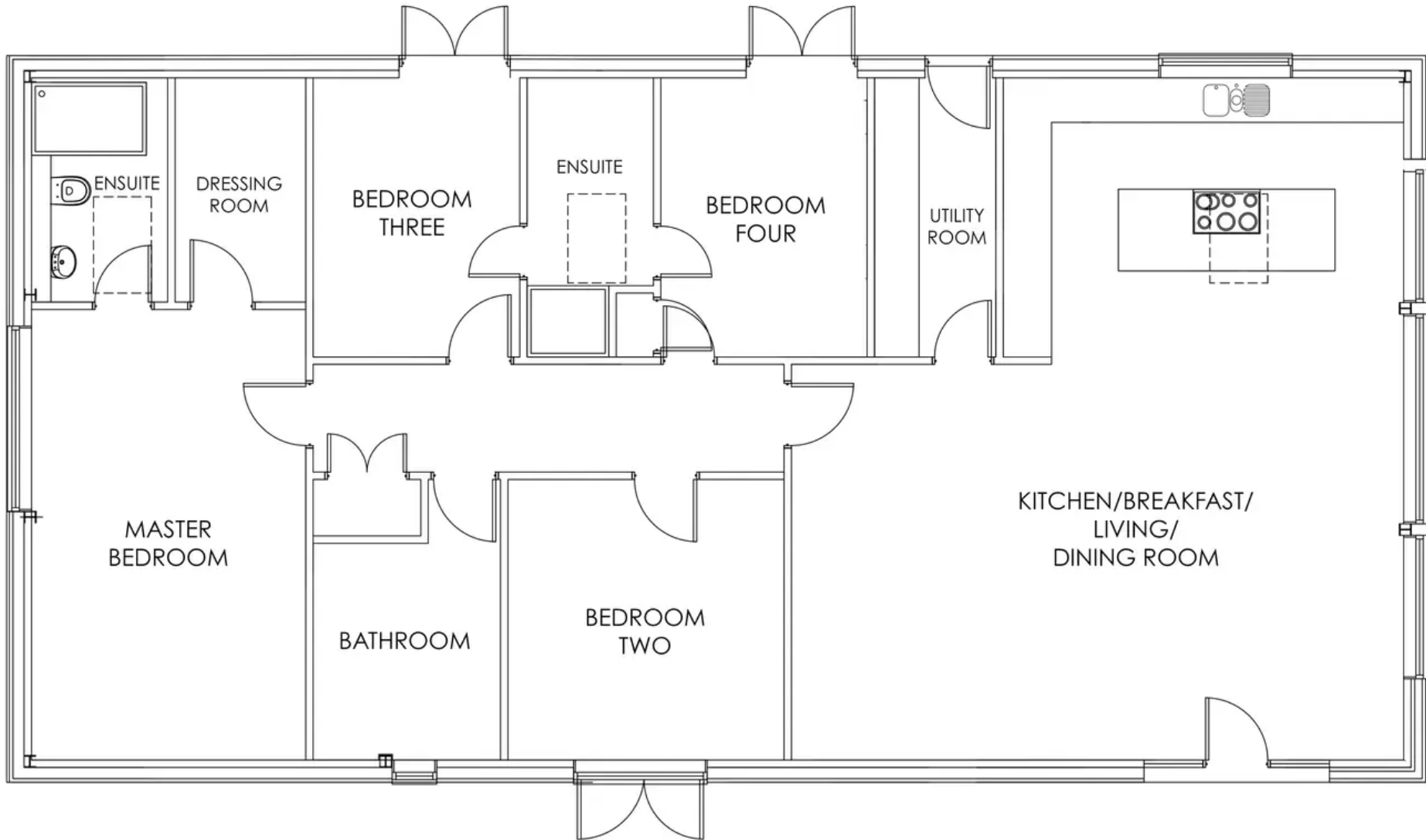
## Key Features

- Polished Concrete Floors
- Zoned Underfloor Heating Throughout
- Rotpunkt Kitchen
- Bora Hob
- Granite Worktops
- Miele & Liebherr Appliances
- Quooker Hot Tap
- Sensored Reactive Lighting
- Electric Gates
- Electric Car Charging Point

## Location

Holtje Road is within close proximity of East Grinstead High Street and train station where regular trains leave for London Bridge and Victoria. The M23 can be accessed at Copthorne and the M25 at Godstone, both a short drive away. Gatwick airport and Brighton are also relatively close by.





GROUND FLOOR PLAN  
SCALE 1:50





