



HOLTYE ROAD  
East Grinstead, West Sussex







# HOLTYE ROAD, EAST GRINSTEAD, WEST SUSSEX

## PROPERTY DESCRIPTION

A truly beautiful detached property in a semi-rural location, surrounded by stunning Sussex countryside offering superbly presented accommodation throughout with a perfect balance between character features and contemporary modern living. Original parts of the property date back to circa 1600's and was originally stabling for the old Fairlight Farmhouse. The ground floor comprises full height entrance hall, impressive living/dining room with exposed beams and inglenook fireplace, adjoining study/family room, cloakroom and refitted kitchen/breakfast room. The first floor consists of master bedroom with ensuite shower room, guest suite with ensuite shower room, two further bedroom and stylish refitted bathroom.

The grounds are a particular feature of the property and benefit from electric entry gates, ample parking, detached double garage, store room over with potential for office, glorious formal gardens and paddock.

The property enjoys far reaching views over the surrounding countryside and viewings are highly recommended to appreciate the location and accommodation on offer.

## LOCATION

The property is situated on the Northern outskirts of East Grinstead on a track off the Holtye Road (A264). A network of nearby pathways give access to East Grinstead, Ashurst Wood, Hartfield and beyond through the Sussex countryside. Local primary and secondary schools are both within easy reach and the town centre is less than 1 mile away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets.

East Grinstead train station (1.8 miles) and Dormans station (1.8 miles) both offer frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 11.2 miles away whilst the M25 is 10.6 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

## KEY INFORMATION

Internal Area	2,948 sq ft
Max Broadband	76 Mbps
Tenure	Freehold
EPC Rating	TBC

Local Council	MID SUSSEX
Council Tax Band	G
Amount per annum	£2,874



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**Guide Price £1,295,000**





## ACCOMMODATION

The property is entered via wooden door to front with leaded light glazed panel opening to:

### ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, radiator, stone flooring, exposed beams and timbers, wall lights, doorway to living/dining room, doors to cloakroom and kitchen/breakfast room.

### CLOAKROOM

Low level wc with tile surround, wash hand basin with mixer tap and tiled splashback, mirror, cloaks/airing cupboard with hanging rail and radiator, downlighters, radiator, stone flooring, obscure wooden double glazed leaded light window to rear.

### KITCHEN/BREAKFAST ROOM

Comprehensive range of solid oak wooden wall and base units with pewter fittings and contrasting granite work surfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, additional stainless steel sink and mixer tap, integrated NEFF appliances including built in double oven and grills, built in warming tray, integrated dishwasher, integrated washing machine, integrated tumble dryer, cupboard housing floor mounted boiler, space and plumbing for American style fridge/freezer, central island and breakfast bar with 5 ring NEFF induction hob, extractor fan over, stone flooring, triple aspect with wooden double glazed leaded light windows to front, side and rear, two radiators, downlighters, stable door to rear.

### LIVING/DINING ROOM

Impressive room with exposed beams and timbers, feature brick inglenook fireplace with wood burning stove, stone hearth and beam over, vaulted ceiling area to rear with three Velux double glazed windows, solid oak flooring, wall lights, three radiators, television point, built in surround sound speakers, stair case to 1st floor, dual aspect with wooden double glazed leaded light windows to rear and side, patio doors to rear and side, stable door to side with access to outside log store, glazed double doors and step up to:

### FAMILY ROOM/STUDY

Dual aspect with wooden double glazed leaded light window to front and patio doors to side, solid oak flooring, wall lights, feature wood burning stove, two radiators, exposed beams and timbers.







## First Floor

### LANDING

Exposed beams and timbers, Velux double glazed window to front, partial gallery landing, airing cupboard housing hot water cylinder and slatted shelving area.

### BEDROOM ONE

Dual aspect with wooden double glazed leaded light windows to side and rear with views over gardens and countryside beyond, fitted wardrobes and storage cupboard with hanging rail, shelving and pull out drawers, two radiators, loft hatch, door to:

### ENSUITE SHOWER ROOM

Fitted suite comprising walk-in shower with drencher shower, low level wc, pedestal wash hand basin with mixer tap, heated ladder towel rail, part tiled walls, radiator, tiled flooring, two storage cupboards, downlighters, exposed beams, mirror with light, Velux double glazed windows to side.

### BEDROOM TWO

Wooden double glazed leaded light window to rear, built in storage cupboard with shelving, exposed beam, fitted wardrobe with bi-folding doors, hanging rail and shelving, airing cupboard housing hot water cylinder and slatted shelving area, door to:

### ENSUITE SHOWER ROOM

Fitted suite comprising tiled enclosed shower cubicle with Aqualisa shower, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, radiator, two storage cupboards, shaver point, downlighters, exposed beam, extractor fan, mirror, two wooden double glazed leaded light windows to front.

### BEDROOM THREE

Dual aspect with wooden double glazed leaded light windows to front and side, fitted wardrobe with hanging rail and shelving, storage cupboard, exposed timber and beams, radiator.

### BEDROOM FOUR

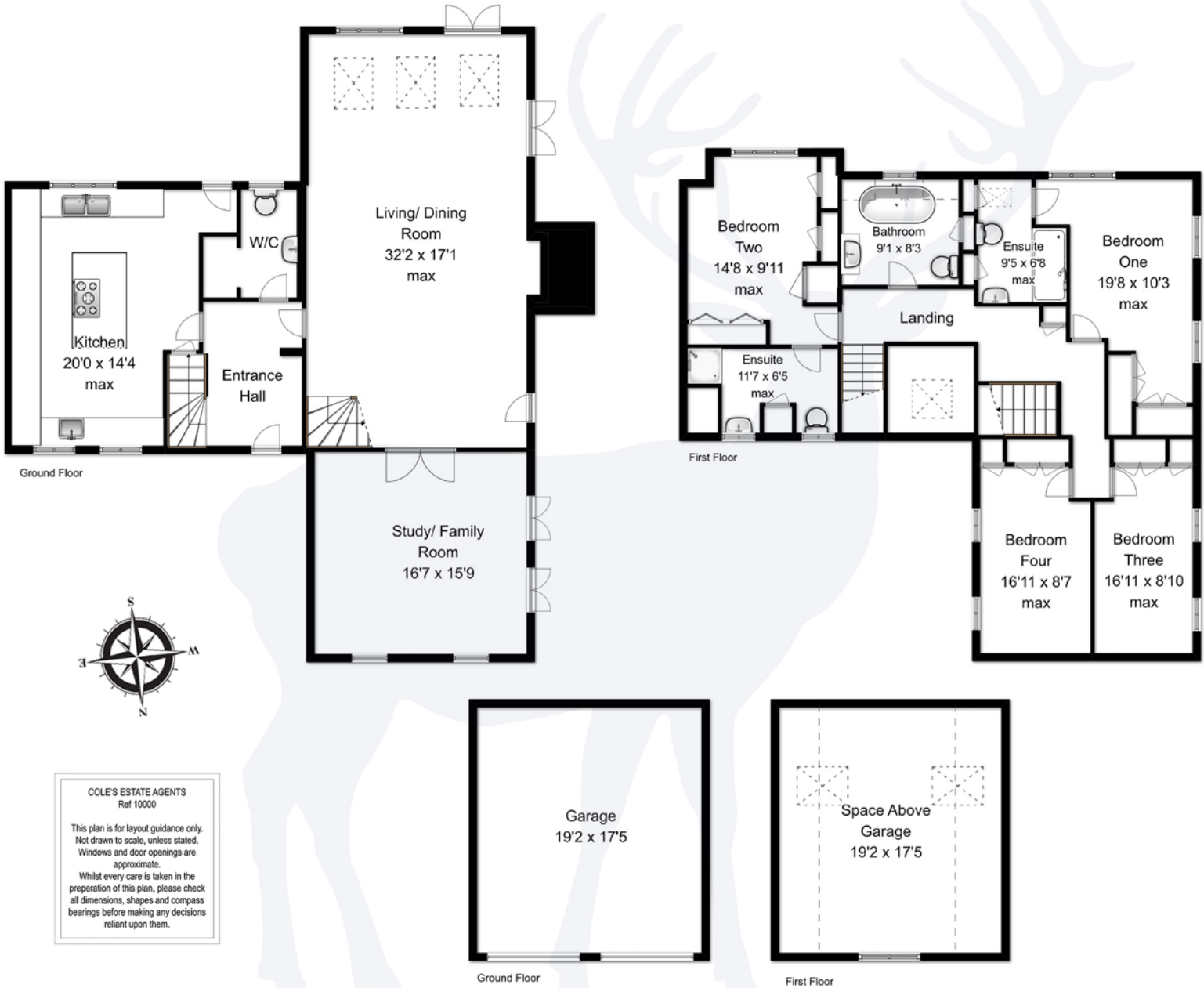
Dual aspect with wooden double glazed leaded light windows to front and side, fitted wardrobe with hanging rail and shelving, storage cupboard, exposed timber and beams, radiator.

### BATHROOM

Refitted suite comprising contemporary free standing bath with side loading mixer tap and hand held shower attachment, low level wc with concealed cistern, contemporary wash hand basin with mixer tap and storage cupboard under, fully tiled walls, heated ladder towel rail, inset areas with LED lighting, built in storage cupboards, tiled flooring, shaver point, mirror with LED lighting surround, wooden double glazed leaded light window to rear with far reaching views.



# FLOORPLANS



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This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.









## OUTSIDE

The property is accessed via electric gate to front opening to:

### FRONT GARDEN

Large gravel driveway providing parking for several vehicles leading to detached double garage and paddock, pathway leading to covered entrance vestibule and gravel patio area, lawn area with shrub borders, open to formal gardens.

### DOUBLE GARAGE

Two up and over doors to front, outside light, power and light, door to side giving access to rear garden.

### STORE/OFFICE

Room above garage with window to front and Velux windows to sides. The space has the potential for conversion to studio or

home office (subject to relevant permissions).

### FORMAL GARDENS

Large paved patio area, outside lights, expansive lawn areas with well maintained borders, enclosed by mature hedging giving a level of privacy and seclusion, open views over paddock and countryside beyond.

### PADDOCK

Paddock to rear with small orchard area, backing onto open countryside.

### AGENTS NOTE

The property previously had planning permission for loose boxes in the garden which could potentially be re-instated.





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