

Offers in Excess of:

£625,000

Garnham
H Bewley

4 Overton Shaw, East Grinstead



- Stunning, Detached Family Home
- Four Double Bedrooms
- Stylishly Fitted Kitchen with Separate Utility Room
- Three Reception Rooms
- Tastefully Finished Bathroom, Ensuite & WC
- South-West Facing Rear Garden
- Driveway for Multiple Cars
- Two Separate Garages

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



4 Overton Shaw, East Grinstead, West Sussex RH19 2HN

Nestled within a peaceful and highly sought-after cul-de-sac, this beautifully presented four-bedroom detached family home offers an exceptional blend of space, practicality, and comfort. Ideally located within easy reach of highly regarded schools, East Grinstead train station, and the charming historic Tudor high street, it perfectly balances convenience with a tranquil setting.

Upon entering, you are welcomed by a generous entrance hall that immediately sets the tone for the home's spacious layout. To the front, a well-proportioned study provides an ideal space for home working or a quiet retreat. The ground floor flows effortlessly, with a bright and inviting living room stretching across the rear of the property, complete with sliding doors that open directly onto the garden—perfect for indoor-outdoor living during warmer months. A separate dining room, enhanced by an attractive box bay window, offers a wonderful setting for both everyday meals and formal entertaining.

The kitchen is thoughtfully designed, combining functionality with style. Fitted with sleek work surfaces and integrated appliances, it enjoys a pleasant outlook and connects seamlessly to a useful utility room, which in turn provides convenient access to the garden. A downstairs WC and additional storage complete the well-planned ground floor.

Upstairs, the sense of space continues with four generously sized double bedrooms arranged around a central landing. Each bedroom benefits from built-in wardrobes, offering ample storage without compromising on floor space. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Additional practicality is provided by a large storage cupboard, an airing cupboard, and access to a boarded loft, ideal for further storage.

Externally, the property truly excels. The landscaped rear garden enjoys a desirable south-westerly aspect, capturing plenty of afternoon and evening sunshine—perfect for relaxing or entertaining. Uniquely, the home benefits from access to two separate garages: one positioned to the side and another to the rear right of the plot. Both feature pitched roofs, providing valuable additional loft storage, and are complemented by off-road parking spaces in front.

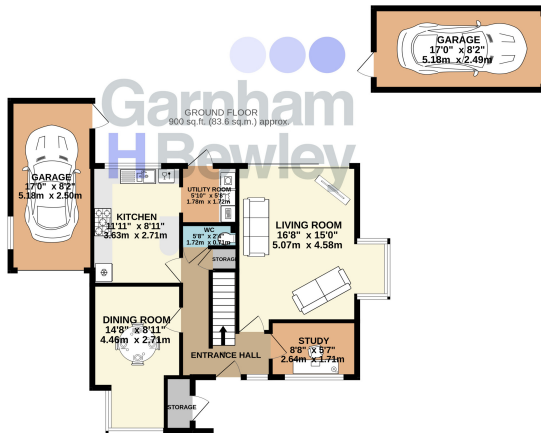
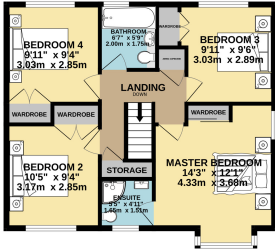
This impressive home offers an outstanding combination of generous proportions, thoughtful layout, and a prime location—making it an ideal choice for modern family living.



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1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



4 OVERTON SHAW - FLOORPLAN

TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor:

Living Room:

16' 8" x 15' 0" (5.08m x 4.57m)

Study:

8' 8" x 5' 7" (2.64m x 1.70m)

Dining Room:

14' 8" x 8' 11" (4.47m x 2.72m)

Kitchen:

11' 11" x 8' 11" (3.63m x 2.72m)

Utility Room:

5' 10" x 5' 8" (1.78m x 1.73m)

WC:

5' 8" x 2' 4" (1.73m x 0.71m)

First Floor:

Master Bedroom:

14' 3" x 12' 1" (4.34m x 3.68m)

Ensuite:

5' 5" x 4' 11" (1.65m x 1.50m)

Bedroom Two:

10' 5" x 9' 4" (3.17m x 2.84m)

Bedroom Three:

9' 11" x 9' 6" (3.02m x 2.90m)

Bedroom Four:

9' 11" x 9' 4" (3.02m x 2.84m)

Bathroom:

6' 7" x 9' 4" (2.01m x 2.84m)

Outside:

Garage 1:

8' 2" x 17' 0" (2.49m x 5.18m)

Garage 2:

8' 2" x 17' 0" (2.49m x 5.18m)



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Nearest Stations:

East Grinstead Station (0.9 miles)

Dormans Station (1.3 miles)

Lingfield Station (2.7 miles)

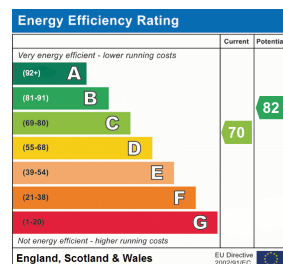
Nearest Schools:

Blackwell Primary School (0.3 miles)

St Mary's CofE Primary School (0.5 miles)

Baldwins Hill Primary School (0.4 miles)

Halsford Park Primary School (0.8 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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