

Price

£1,100,000

Garnham
H Bewley

Lingfield Road, East Grinstead



- Fabulous Five Bedroom Home
- Character Features Throughout
- Great Sized Reception Rooms
- Refitted Kitchen/Breakfast Room
- Utility and Downstairs Cloakroom
- En-suite To Master Bedroom

For further information contact Garnham H Bewley:

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Edale, Lingfield Road, East Grinstead, West Sussex RH19 2ED

Set in the highly sought-after town of East Grinstead, within easy reach of both East Grinstead railway station and Dormans railway station, this exceptional five-bedroom detached character home effortlessly blends timeless elegance with modern family living.

From the moment you arrive, the property makes a striking impression. Inside, a welcoming entrance porch opens into a grand and spacious hallway, setting the tone for the beautifully presented accommodation throughout.

The living spaces are both refined and inviting. A generous front-facing dining room features a charming bay window, period fireplace, and classic picture rails, while the rear reception room is equally impressive—boasting a large box bay window framing delightful views over the stunning landscaped garden, alongside another characterful fireplace.

At the heart of the home lies a beautifully refitted kitchen/breakfast room, thoughtfully designed with high-quality wall and base units, sleek quartz worktops, and integrated appliances. A hot tap adds a touch of everyday luxury, while dual-aspect windows flood the space with natural light. This area flows seamlessly to a practical utility room with larder storage and a convenient downstairs WC. A separate study provides the ideal work-from-home space or quiet retreat.

Upstairs, the first floor offers four spacious double bedrooms and a fifth single room, currently arranged as a dressing room to bedroom two. The principal suite is a true sanctuary, complete with a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Character features—including fireplaces and picture rails—continue throughout, adding warmth and charm to every room.

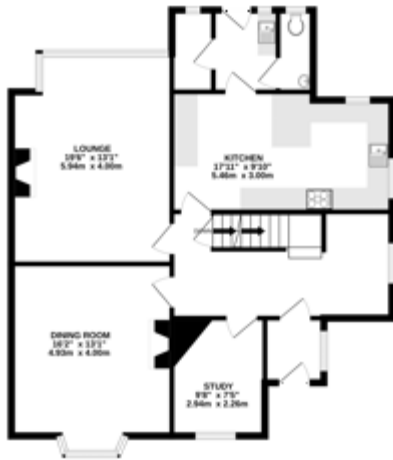
Outside, the property truly excels. The beautifully landscaped rear garden is a private haven, predominantly laid to lawn and enhanced by a vibrant array of mature plants and seasonal flowers. Multiple seating areas create perfect spots for relaxation or entertaining, while a summer house and greenhouse add both charm and practicality. Beneath the home, a substantial cellar provides excellent storage space. To the rear of the garden is ample off road driveway parking.

This is a rare opportunity to acquire a substantial and character-filled family home in a prime location—offering space, style, and superb outdoor living in equal measure.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Floorplan 1/2008

Entrance Porch

Entrance Hall

12' 5" x 8' 9" (3.78m x 2.67m)

Seating Area

8' 6" x 4' 5" (2.59m x 1.35m)

Living Room

19' 6" x 13' 1" (5.94m x 3.99m)

Dining Room

16' 2" x 13' 1" (4.93m x 3.99m)

Kitchen / Breakfast Room

17' 11" x 9' 10" (5.46m x 3.00m)

Study

9' 8" x 7' 5" (2.95m x 2.26m)

Utility

6' 4" x 7' 5" (1.93m x 2.26m)

Downstairs W.C.

Large Cellar

First Floor

Master Bedroom

14' 3" x 12' 2" (4.34m x 3.71m)

En-suite

9' 10" x 7' 8" (3.00m x 2.34m)

Bedroom 2

15' 1" x 9' 11" (4.60m x 3.02m)

Bedroom 3

12' 3" x 12' 3" (3.73m x 3.73m)

Bedroom 4

12' 9" x 7' 7" (3.89m x 2.31m)

Bedroom 5

13' 4" x 6' 10" (4.06m x 2.08m)

Family Bathroom

11' 6" x 5' 8" (3.51m x 1.73m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

1.4 miles

Lingfield Station

2.7 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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