



220 Holtye Road, East Grinstead - RH19 3EY

Guide Price £950,000

FINE & COUNTRY





220 Holtye Road

East Grinstead

Offered to the market with no onward chain, this impressive 4 bedroom, 3/4 reception room, 2 bathroom, family home provides spacious and versatile accommodation, excellent outdoor space and a convenient position for local amenities, transport links and schools.

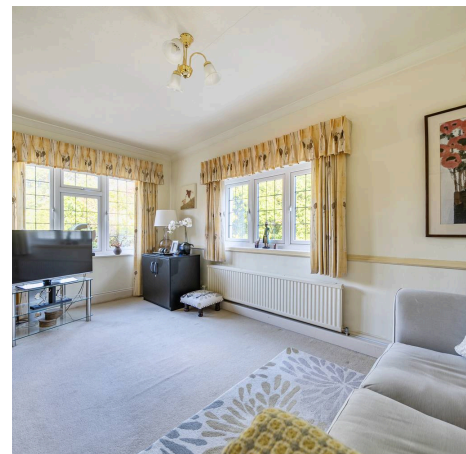
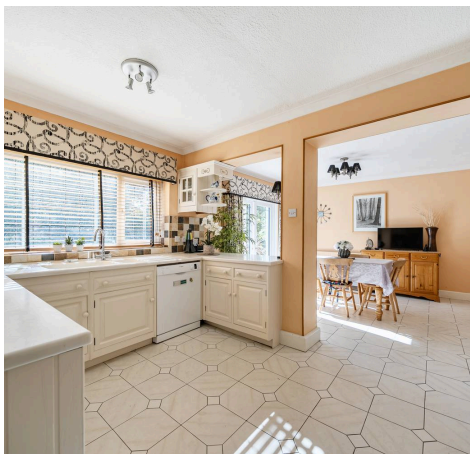
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home
- Kitchen/Breakfast Room
- Formal Dining Room & Double Aspect Lounge
- Tamden Garage
- Ensuite Bathroom to Bedroom 1
- Fitted Wardrobes





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An exceptionally well-presented and attractive four-bedroom detached family home, offering an impressive 2,528 sq ft of beautifully appointed and versatile accommodation. Significantly enhanced by the current owners, this superb property combines generous proportions with a high standard of presentation throughout, complemented by a secluded south-facing rear garden and gated driveway parking.

Occupying a highly sought-after location, the property is ideally positioned for access to Gatwick Airport, the M25 motorway, East Grinstead town centre and railway station, together with a selection of well-regarded local schools.

The accommodation begins with a covered storm porch featuring an attractive decorative brick and tiled surround, opening into a spacious reception hall. The ground floor offers a downstairs cloakroom, an elegant bay-fronted dining room and a dual-aspect family room, providing excellent flexibility for both formal entertaining and everyday family life.

The principal living room is a particularly inviting space, featuring a bay window, an open fireplace and French doors opening directly onto the rear garden.





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The kitchen/breakfast room is equally well suited to modern family living, fitted with a comprehensive range of wall and base units, work surfaces, an integrated oven and grill, and an inset hob, with space for a dishwasher. French doors provide a further connection to the garden, while a separate utility room offers additional storage, appliance space and convenient external access.

On the first floor, an impressive landing is illuminated by a striking feature window and leads to four well-proportioned bedrooms. The principal bedroom enjoys a twin-window aspect overlooking the garden, fitted wardrobes, a dedicated dressing area and an en-suite bathroom. The guest bedroom also benefits from an attractive bay window overlooking the garden, while two further double bedrooms enjoy views to the front. A contemporary-style family shower room completes the first-floor accommodation.

Externally, gated driveway parking provides space for multiple vehicles, approached alongside an area of lawn with established hedge screening. The tandem-length garage benefits from a personal door providing access to the garden. The south-facing rear garden, with patio, offers a generous expanse of lawn bordered by mature trees, shrubs and hedging, creating a good degree of privacy and seclusion.





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East Grinstead

Nestled in the heart of West Sussex, close to the borders of Surrey and Kent, East Grinstead is a charming historic market town offering an enviable blend of traditional character, modern convenience and beautiful surrounding countryside. Its characterful High Street, renowned for its impressive collection of medieval and Tudor timber-framed buildings, provides a picturesque backdrop to a vibrant mix of independent shops, cafés, restaurants and traditional pubs, creating a welcoming atmosphere for residents and visitors alike, with its excellent selection of local schools and wealth of outdoor pursuits, East Grinstead appeals to families, professionals and those seeking a more relaxed pace of life without losing touch with London. Offering scenic walks through Kingscote Valley to exploring the National Trust's Standen House and Garden, and the nearby, the Bluebell Railway with its nostalgic steam train journeys through the Sussex countryside, while Weir Wood Reservoir provides a peaceful setting for enjoying nature and escaping the pace of everyday life. Despite its attractive semi-rural setting, East Grinstead is well connected, with direct rail services to London Victoria taking around an hour. Gatwick Airport is approximately seven miles away, while convenient road links provide access to the M25 and the wider motorway network.







Total area: approx. 234.9 sq. metres (2528.3 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.



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