



Holtye Road, East Grinstead

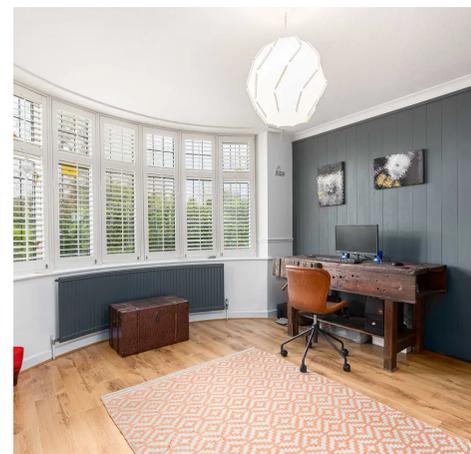
Guide Price £1,200,000 – £1,300,000

**MANSELL
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This is a stunning four/five bedroom detached house that has been upgraded and extended, providing a spacious living space of 2686 sq ft. The property is located on a highly sought-after road, offering easy access to East Grinstead town centre, train station, and local schools.

Upon entering this beautiful home, you will find a grand entrance hall with stairs leading to the first floor, a modern cloakroom, a family room with a bay window, and a home office or fifth bedroom. The highlight of this property is the open-plan kitchen/living and dining room, featuring three sets of bi-fold doors that open onto the garden, providing the perfect space for both family living and entertaining. The living area offers ample space for a three-piece suite with a feature dual fuel stove, while the high-spec kitchen is fitted with a large island/breakfast bar with an induction hob, modern extractor fan, double oven, dishwasher, wine fridge, fridge/freezer, and sleek handleless grey gloss units with stone worktops. The dining area also has enough space to accommodate an eight-seat dining table. The kitchen leads to a utility room, larder, boiler room, and a large gym with a skylight. A boot room/store room with an external door to the garden completes the downstairs accommodation.

On the first floor, there is a stunning landing leading to four generously proportioned bedrooms. The master bedroom features an attractive bay window, built-in double wardrobes, and an en-suite shower room with a rain shower.





The remaining three bedrooms are good-sized doubles, and the family bathroom has been finished off to a high standard with a shower over the bath, heated chrome towel rail, and wall-hung vanity wash hand basin.

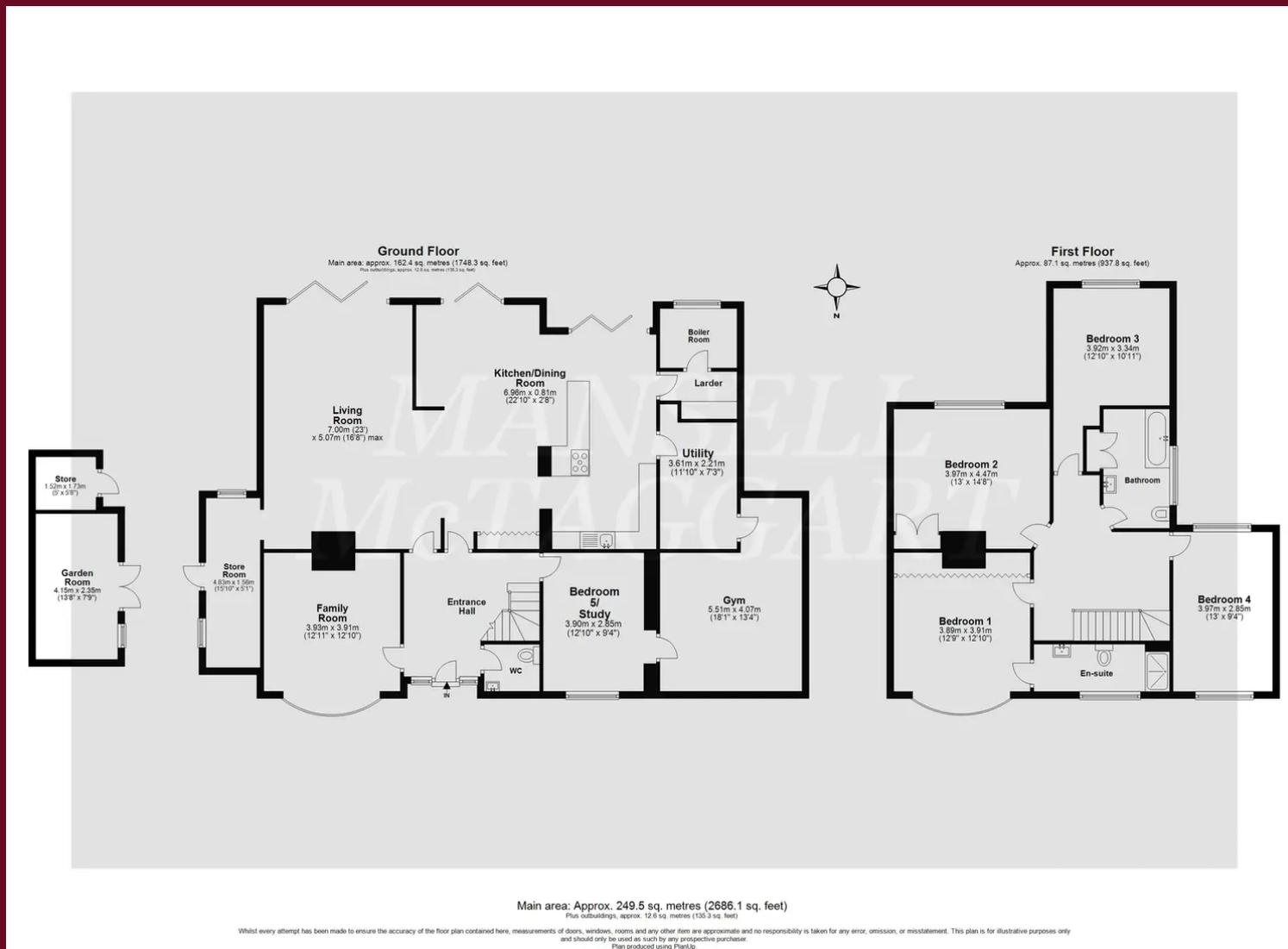
Outside, the property boasts a large south-facing patio area that abuts the rear of the house. The rest of the garden is laid to lawn with an attractive array of shrubs and hedging surrounding the plot. There is also a large heated swimming pool and a wooden shed to the rear. To the front of the property there is a good sized driveway with parking for several cars and gated side access to the rear garden.

Council Tax band: G

Tenure: Freehold



- Detached family home
- 2686 Sq ft of living space
- Four double bedrooms
- Five reception rooms
- Extended and modernised throughout
- En suite to master bedroom
- Open plan living
- South facing rear garden
- Swimming pool
- Driveway parking for several vehicles



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