



£850,000 to £880,000 Guide Price

Moat Road, East Grinstead, RH19

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mayhews



A handsome, substantial, five double bedroom, three reception room, detached family home with fabulous country house style garden and outbuilding in a convenient location with no ongoing chain.

Property description

Mayhew Estates are delighted to offer for sale this handsome, detached home situated in close proximity to East Grinstead town centre, local schools and mainline railway station. Traditionally constructed in the 1920s this substantial family house has spacious, light and airy accommodation arranged over two floors and must be viewed in order to appreciate the size and proportion of the rooms and accommodation on offer.

On the ground floor, a most generous entrance hall features stairs rising to the first floor and doors to rooms including a downstairs cloakroom. The lounge is at the front of the property and features a double aspect with a bay window to the side and window to the front. There is a separate dining room with access to the conservatory and the kitchen. The kitchen has been refitted to comprise a modern contemporary range of units at eye and base level, plenty of worktop space, and room for a table and chairs. There is a walk-in larder and access to a lean-to utility/boot room which leads to the rear of the garage and has access to the garden. The conservatory at the rear of the property is a fabulous light and airy space offering a further spacious living room which feels like you are in the garden and features an impressive creeping grape vine. A stylish downstairs wet room/ WC completes the downstairs accommodation.

On the first floor the five bedrooms are accessed from a good sized landing area. The five bedrooms are all double rooms and benefit from a cloakroom and separate shower room.

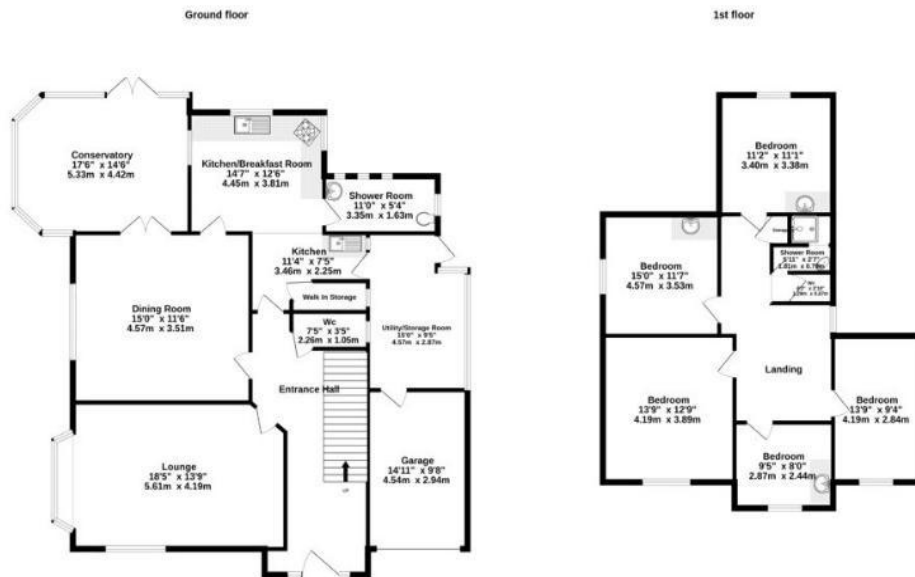
Outside

The rear garden is a real feature of the property and has been lovingly landscaped over many years to create a country house feel. There are areas of lawn, patio and well stocked shrub and flower borders. There is a brick-built storage shed and a most impressive detached studio/workshop. This attractive, cottage style building offers a variety of uses and sits sympathetically within the garden. To the front of the property there is an in and out driveway giving access to the integral single garage.

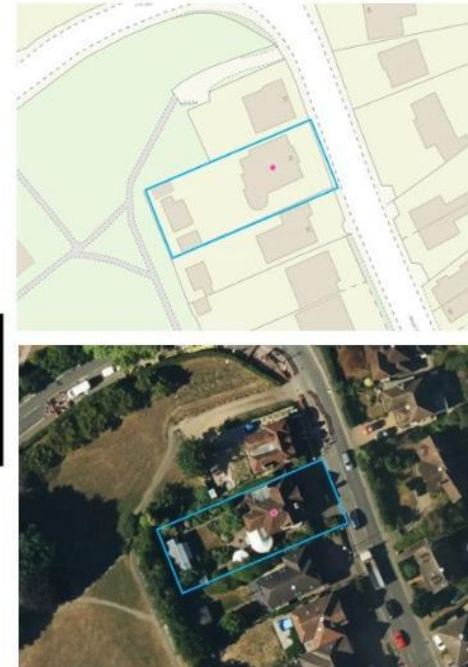
Key features

- Detached house
- Five double bedrooms
- Shower room and cloakroom, further downstairs shower room
- Generous reception rooms
- Refitted kitchen
- Conservatory/orangery
- Landscaped rear gardens
- Driveway and garage
- Town centre location
- Viewing advised





While 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 misstatement. 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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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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