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£1,000,000

Garnham  
H Bewley

2 St Hill Green, East Grinstead



- Character Detached Home
- Four Double Bedrooms
- 32ft x 18ft Living Room
- Kitchen/Breakfast Room
- Lounge and Utility
- Two Bathrooms to The First Floor
- Stunning Mature Gardens
- Double Garage & Driveway for

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 2 The Saint, St Hill Green, East Grinstead, West Sussex RH19 4NG

Garnham H Bewley are pleased to present to the market this stunning character family home overlooking Saint Hill Green and backing onto beautiful open fields. This one of a kind, detached property boasts spacious living accommodation to fit most family needs. The front section of the house dates back to the 18th century and you access the property through automatic wooden gates and up the gravel drive providing ample parking and leading to the detached double garage. The accommodation boasts kitchen/breakfast room complete with utility, lounge, stunning oversized living room complete with mezzanine, four double bedrooms to the first floor, two family bathrooms and separate W.C. Internal viewings come highly recommended to fully appreciate this beautiful detached character home.

The ground floor consists of front door into entrance porch with door leading into the entrance hall which has doors leading to all principal rooms and stairs leading to the first floor. The country style kitchen/breakfast room has double aspect windows, a range of wall and base level units complete with integrated appliances, ample space for the breakfast table and door leading through to the utility which has a window to the side and door leading to the courtyard garden. The lounge is set to the front aspect with feature fireplace and window to the front. There is also the impressive living room which has a feature fireplace, stairs leading to the mezzanine and double aspect windows.

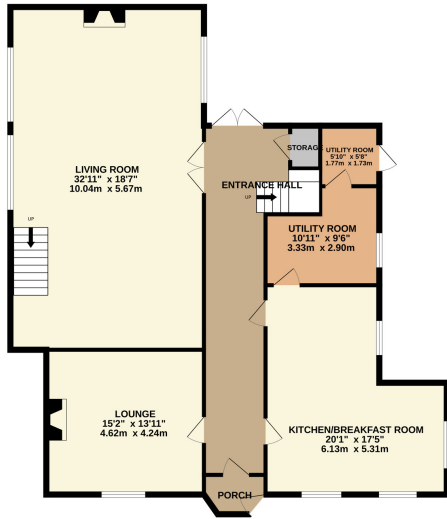
The first floor consists of landing with window to the rear aspect and providing access to the separate W.C. The main bedroom is situated to the rear of the property with built in wardrobe and triple aspect windows. Bedroom two overlooks the side aspect with built in wardrobe and window. Bedrooms three and four both overlook the front aspect. There is also two fully equipped bathrooms to the first floor to service the family needs.

Externally there are several distinct areas to enjoy. The rear patio offers great entertainment space and includes a raised pond. Steps lead you up to the main section of the garden with an impressive sweep of lawn. Both sections are flanked by mature planting and tall trees offering a great deal of privacy. To one side of the property is a pretty, yet functional courtyard providing access to the double garage and to the front is another section of lawn along with off street parking for multiple vehicles.



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GROUND FLOOR  
1485 sq.ft. (138.0 sq.m.) approx.



# Accommodation

**Ground Floor**  
**Entrance Porch**

**Entrance Hall**

**Kitchen/Breakfast Room**  
20' 1" x 17' 5" (6.12m x 5.31m)

**Utility 1**  
10' 11" x 9' 4" (3.33m x 2.84m)

**Utility 2**  
5' 10" x 5' 8" (1.78m x 1.73m)

**Lounge**  
15' 2" x 13' 11" (4.62m x 4.24m)

**Living Room**  
32' 11" x 18' 7" (10.03m x 5.66m)

**First Floor**  
**Landing**

**Main Bedroom**  
18' 7" x 16' 5" (5.66m x 5.00m)

**Bedroom 2**  
18' 7" x 16' 6" (5.66m x 5.03m)

**Bedroom 3**  
23' 3" x 10' 9" (7.09m x 3.28m)

**Bedroom 4**  
15' 2" x 13' 11" (4.62m x 4.24m)

**Bathroom One**  
10' 11" x 7' 4" (3.33m x 2.24m)

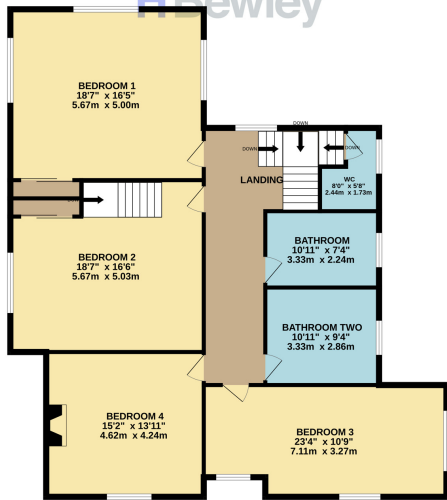
**Bathroom Two**  
10' 11" x 9' 4" (3.33m x 2.84m)

**Outside**  
**Gardens**

**Double Garage**

**Ample Driveway**

1ST FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.



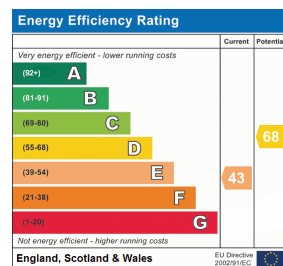
TOTAL FLOOR AREA: 2957 sq.ft. (274.7 sq.m.) approx.

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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