

Guide Price  
£850,000

£825,000

Byways Saint Hill Road, East Grinstead



- Charming Detached Home
- Four Bedrooomed Detached
- Spacious Accommodation
- Fabulous Far Reaching Views
- Countryside Setting
- Four Reception Rooms
- Kitchen/Breakfast Room
- Attractive Gardens

For further information contact Garnham H Bewley:

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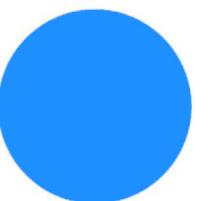
## Byways Saint Hill Road, East Grinstead RH19 4JU

Guide Price £825,000 - £850,000. Tucked away at the end of a quiet private lane and occupying an elevated position with panoramic views across open fields towards East Grinstead, this beautifully extended 1930s cottage offers a rare opportunity to enjoy countryside living within easy reach of London. Set in approximately 1/3 of an acre, the property enjoys a high degree of privacy and benefits from far-reaching north easterly views from multiple rooms, including the sitting room, study and kitchen. The character and charm of the original cottage have been retained and enhanced by thoughtful extensions, creating versatile and spacious accommodation across two floors.

The ground floor is introduced by a welcoming hallway flanked by a formal living room and dining room, both overlooking the front. A study leads through to a generously sized, double-aspect sitting room, ideal for entertaining or relaxing while enjoying the views. To the rear, the double-aspect kitchen offers excellent light and countryside outlooks, while a modern ground floor shower room completes the layout.

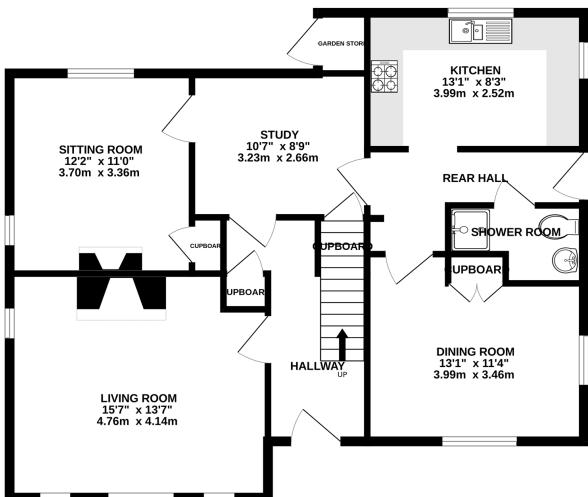
Upstairs, four double bedrooms provide flexible accommodation for families or guests. The principal bedroom boasts a double aspect and elevated views across the fields, while bedroom two also enjoys a dual aspect to the side and front. Bedrooms three and four are well-positioned and the family bathroom located at the rear. A Velux-style window in the roof space presents potential for future conversion or enhancement, subject to necessary consents.

Outside, the property continues to impress. A wooden swing gate opens onto a generous parking area for multiple vehicles. The garden wraps around the house, with a raised decked terrace, patio area, and a large timber shed with a pitched roof offering additional storage or workspace. There is a delightful games room / home office situated in the garden with far reaching views. The gardens are a true highlight — mature, spacious, and wonderfully private, with direct access to and views over neighbouring countryside, making this an idyllic setting for nature lovers and families alike. Located just 1.8 miles from a mainline station offering end-of-line services to London, this is a rare blend of rural seclusion and commuter convenience.



Welcome  
Home

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**Ground Floor Entrance Hall**  
**Shower Room**  
**Living Room**  
 15' 7" x 13' 7" (4.75m x 4.14m)

**Sitting Room**  
 12' 2" x 11' (3.71m x 3.35m)

**Dining Room**  
 13' 1" x 11' 4" (3.99m x 3.45m)

**Study**  
 10' 7" x 8' 9" (3.23m x 2.67m)

**Kitchen/Breakfast Room**  
 13' 1" x 8' 3" (3.99m x 2.51m)

**Rear Lobby**

**First Floor Landing**

**Master Bedroom**  
 14' 3" x 12' 5" (4.34m x 3.78m)

**Bedroom 2**  
 13' 1" x 12' 5" (3.99m x 3.78m)

**Bedroom 3**  
 12' x 9' 2" (3.66m x 2.79m)

**Bedroom 4**  
 10' 2" x 8' 2" (3.10m x 2.48m)

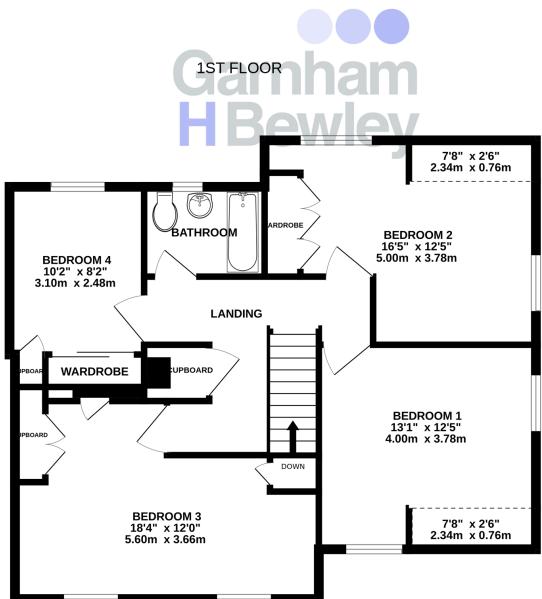
**Family Bathroom**

**Front Garden**

**Driveway**

**Rear Garden**

**Games Room / Home Office**



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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## Transport Information

### Nearest Railway stations:

East Grinstead (1.3 miles)

Dormans (3.5 miles)

Lingfield (4.8 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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