

Price

£1,350,000

Garnham
H Bewley

Imberhorne Lane, East Grinstead



- Substantial Detached Family Home
- Five Bedrooms, Four Bathrooms
- Three Reception Rooms
- Utility and Downstairs Cloakroom
- Self-Contained Annexe
- Double Car Port
- Generous Gardens with Ample Parking
- Popular Location

For further information contact Garnham H Bewley:

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Green Oaks, Imberhome Lane, East Grinstead, West Sussex RH19 1TZ

n Impressive and Substantial Five-Bedroom Detached Home with Self-Contained Annexe, Generous Plot, and Outstanding Views

Set within a generous and beautifully maintained plot, this impressive five-bedroom detached residence offers substantial and versatile accommodation, perfect for modern family living. The property has been significantly extended and thoughtfully improved, yet still offers further potential for those seeking to make their mark. Occupying a superb position with lovely open views, the home enjoys a high degree of privacy, extensive driveway parking, and a truly stunning south-facing rear garden—ideal for entertaining with its expansive patio and established surroundings.

A grand reception hall sets the tone, featuring a vaulted ceiling, glass atrium, wood-burning stove, and beautiful oak flooring and staircase—an exceptional entrance that creates an immediate sense of space and quality. The kitchen is a real focal point of the home: well-equipped with an array of units and generous work surfaces, including a central island, range cooker, American-style fridge freezer, glass display cabinetry, and tiled flooring. There's ample space for a large dining table, and the room enjoys excellent natural light via a picture window to the front. A useful utility room and downstairs WC are located just off the kitchen.

The expansive living room offers dual bi-folding doors that open to the garden, built-in bookshelves and drinks shelving, oak flooring, and feature ceiling lighting—an ideal space for relaxing or entertaining. A separate family room and an additional study/playroom complete the well-appointed ground floor.

Upstairs, the principal suite is a standout feature—generously sized with a large front window enjoying far-reaching views, ample fitted wardrobes, and a luxurious en-suite wet room. Bedrooms two and three are both excellent doubles, each benefitting from their own stylish en-suite shower rooms. Bedrooms four and five are served by a modern family bathroom.

The property is set back from the road and screened by mature hedging, offering a private and peaceful setting. A large driveway provides extensive parking, leading to a double car port with useful storage space behind. A key highlight is the self-contained double bedroom annexe, accessible via a private entrance—ideal for guests, multi-generational living, or as a potential rental opportunity. The rear garden is simply outstanding: beautifully landscaped, enjoying a perfect southerly aspect and superb levels of privacy, with a large paved terrace that makes the most of this serene outdoor space

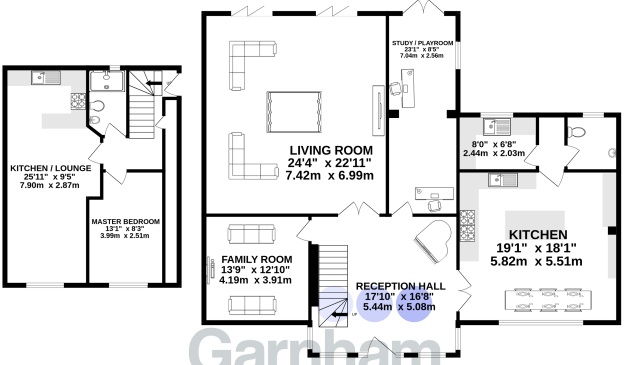
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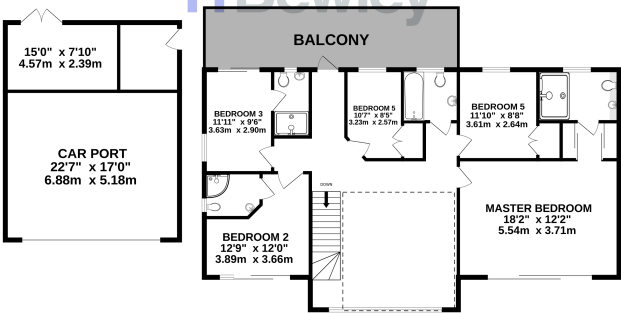


Accommodation

GROUND FLOOR 2180 sq.ft. (202.5 sq.m.) approx.



1ST FLOOR 1824 sq.ft. (169.5 sq.m.) approx.



TOTAL FLOOR AREA: 4004 sq.ft. (371.9 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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Reception Hall
17' 10" x 16' 8" (5.44m x 5.08m)

Downstairs Cloakroom

Kitchen / Breakfast Room
18' 1" x 19' 1" (5.51m x 5.82m)

Utility
8' 0" x 6' 8" (2.44m x 2.03m)

Living Room
24' 4" x 22' 11" (7.42m x 6.99m)

Family Room
12' 10" x 13' 9" (3.91m x 4.19m)

Study / Playroom
23' 1" x 8' 5" (7.04m x 2.57m)

First Floor

Master Bedroom
18' 2" x 12' 2" (5.54m x 3.71m)

En-suite
9' 1" x 6' 0" (2.77m x 1.83m)

Bedroom 2
12' 9" x 12' 0" (3.89m x 3.66m)

En-suite Shower Room

Bedroom 3
11' 11" x 9' 6" (3.63m x 2.90m)

En-suite

Balcony

Bedroom 4
10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom 5
11' 10" x 8' 8" (3.61m x 2.64m)

Family Bathroom
6' 11" x 5' 9" (2.11m x 1.75m)

Car Port
22' 7" x 17' 0" (6.88m x 5.18m)

Store Room
15' 0" x 7' 10" (4.57m x 2.39m)

Annexe Kitchen / Living Room
25' 11" x 9' 5" (7.90m x 2.87m)

Bedroom
13' 1" x 8' 3" (3.99m x 2.51m)

Shower Room
8' 8" x 3' 10" (2.64m x 1.17m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

1.1 miles

Dormans Station

4.5 miles

Lingfield Station

6.0 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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