



Felcourt, West Sussex

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An attractive detached farmhouse in an idyllic location surrounded by countryside and golf course. The accommodation includes five bedrooms, four reception rooms & two bathrooms. The beautiful grounds extend to 2.5 acres & includes detached studio with potential for addition accommodation/annexe.

KEY PROPERTY FACTS

- **5 bedrooms & 4 reception rooms**
- **2 bathrooms**
- **Fitted kitchen**
- **Outbuildings**
- **2.5 acres**
- **Council tax band G**
- **Living Space 2131 sq.ft**
- **EPC rating F**
- **Broadband speed up to 6.00 Mbps**

LOCATION

The Farmhouse occupies a beautiful position within the hugely popular Chartham Park Golf Club & Country Club which lies on the borders of Sussex and Surrey. The property enjoys views over the golf course and surrounding countryside with woodland beyond. The area has plenty of wildlife befitting the semi-rural setting. Local shops can be found on the Northern outskirts of East Grinstead to the South catering for everyday needs as well as the village of Lingfield to the North. East Grinstead town centre is 2.2 miles away and offers a comprehensive range of shopping and recreational facilities including supermarkets, coffee houses, restaurants, public houses and boutique shops. Dormans mainline station is only 1.7 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. Access to the M25 can be found at Godstone (Junction 6), which is about 9 miles distant. Gatwick Airport is only 11 miles away, accessed via the M23. There is a wide range of schools in the area in both the state and private sector. Recreational facilities include golf on the doorstep at Chartham Park Golf Course & Country Club. There is horse racing at the renowned all-weather track at Lingfield Park. Excellent walking and riding can be found in the nearby network of bridle paths.

DESCRIPTION

A unique opportunity to acquire an attractive country residence in an idyllic semi-rural setting surrounded by beautiful countryside and within the grounds of Chartham Park Golf Course & Country Club. The property comprises entrance hall, living/family room, study, dining room, re-fitted kitchen open plan to breakfast room, utility room and cloakroom on the ground floor. The first floor is made up from four bedrooms and re-fitted shower room. A second floor guest suite with en suite bathroom and dressing room completes the accommodation.

OUTSIDE

Outside there is a detached building currently used as a store/studio situated close to the main dwelling which has three large rooms. The building had planning permission for conversion to annexe/addition accommodation. The building was partially converted but yet to be finished. There is a large gravel driveway to the side of the property providing parking for several vehicles leading to detached double garage with workshop over and wine cellar.

The property sits on grounds of approximately 2.5 acres which comprise several distinctive areas including; well stocked front garden with specimen trees; large patio area for entertaining; formal lawns surrounded by mature hedging; kitchen garden; fruit tree orchard and paddock with barn.

THE BEST BITS...

- **Rural aspect backing on to the golf course.**
- **Character features throughout.**
- **Extremely adaptable accommodation.**



2.0
Mile
EAST
GRINSTEAD
TOWN
CENTRE



1.8
Miles
EAST
GRINSTEAD

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

LONDON

020 3096 7217





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