



Abbotts Wood

Furzefield Road, East Grinstead, West Sussex, RH19 2JL

Private
Estates



Prime Property from Robert Leech Estate Agents

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East Grinstead, West Sussex

A substantial detached 6 bedroom family home with grounds of about 0.8 of an acre. Situated in private lane, yet close to the town centre.

Ground Floor

- Double oak Entrance Doors, Reception Hall with oak staircase and ballustrading, galleried landing
- Cloakroom
- Triple Aspect Lounge, with double doors to garden, woodburning stove in attractive stone surround, granite hearth
- Dining Room, double doors to:
- Triple Aspect Games Room, doors to garden
- Study
- Immaculate Double Aspect Kitchen/Breakfast Room, comprehensive range of base and matching wall cupboards, granite work surfaces, integrated equipment including dishwasher, inset 6 ring stainless steel gas hob, extractor hood, double oven, space for fridge freezer. Central island, marble flooring
- Utility Room, door to garden
- Family Room/Play Room, double aspect, french doors to garden (& staircase to bedroom 6)

First Floor

- Galleried first floor Landing with feature floor to ceiling windows
- Double Aspect Master Bedroom, range of in-built wardrobes, Dressing Room, En-Suite Bathroom
- 2 bedrooms each with en-suites
- 2 bedrooms sharing jack and jill bathroom
- Further Bedroom
- Family Bathroom
- Storage Room, also housing water pressure system

Outside

- Integral Double Garage with WC, undercover log store to side
- Paved split level terrace to rear, retaining brick wall with flower borders and steps up to extensive lawns, private area of woodland
- About 0.8 acre of grounds, including the driveway to Furze Field Road

Special Features

- Ground floor engineered oak flooring with underfloor heating, radiators to first floor
- Wired surround sound to principal rooms

DESCRIPTION

Approached through automatic 5 bar gates, this distinctive family home was constructed in 2007. A gravel driveway provides parking for numerous vehicles. The formal gardens wrap around the property leading to an area of woodland. There are picturesque views over Frith Manor Farm.

With adaptable accommodation extending to over 4000 square feet, there is a wing on the western side of the house with separate access to the rear, therefore creating an ideal guest/staff annexe if required.

LOCATION

Located via a private lane off Furze Field Road, the property is just over 1 mile from the old market town of East Grinstead which offers a wide range of facilities including Waitrose, cinema, community theatre and leisure centre.

Chartham Park, an exceptional golf and fitness club set in beautiful countryside, is also just 1 mile away. The picturesque village of Lingfield is about 3 miles distant with local shops and the renowned Lingfield Park Racecourse.

There is a good choice of schools in the area, including Lingfield College, Brambletye, Worth and Ardingly. For commuters, East Grinstead station is just 1 mile away. The station provides a service to London Bridge and Victoria (about 58 minutes). For national travel by road, junction 6 of the M25 (Godstone) is about 10 miles away, or the M23 can be accessed at junction 10 (Cophorne) 7 miles away. For the international traveller, Gatwick airport is about 9 miles distant.



1
MILE
East Grinstead
town centre



3
MILES
Lingfield
Village

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

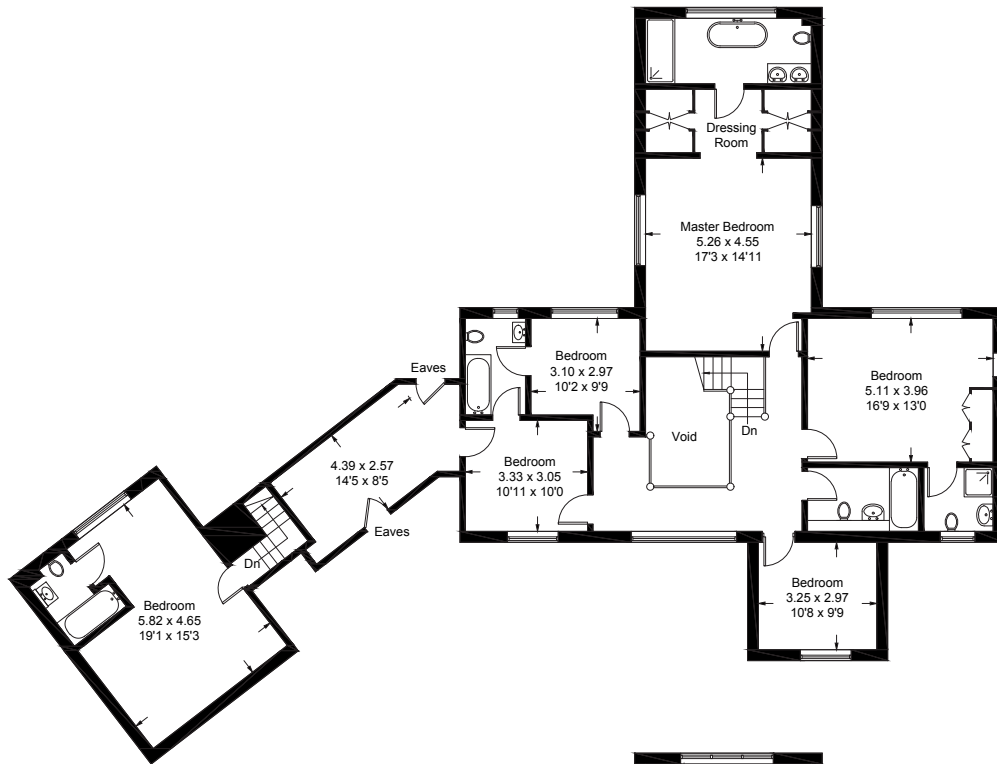




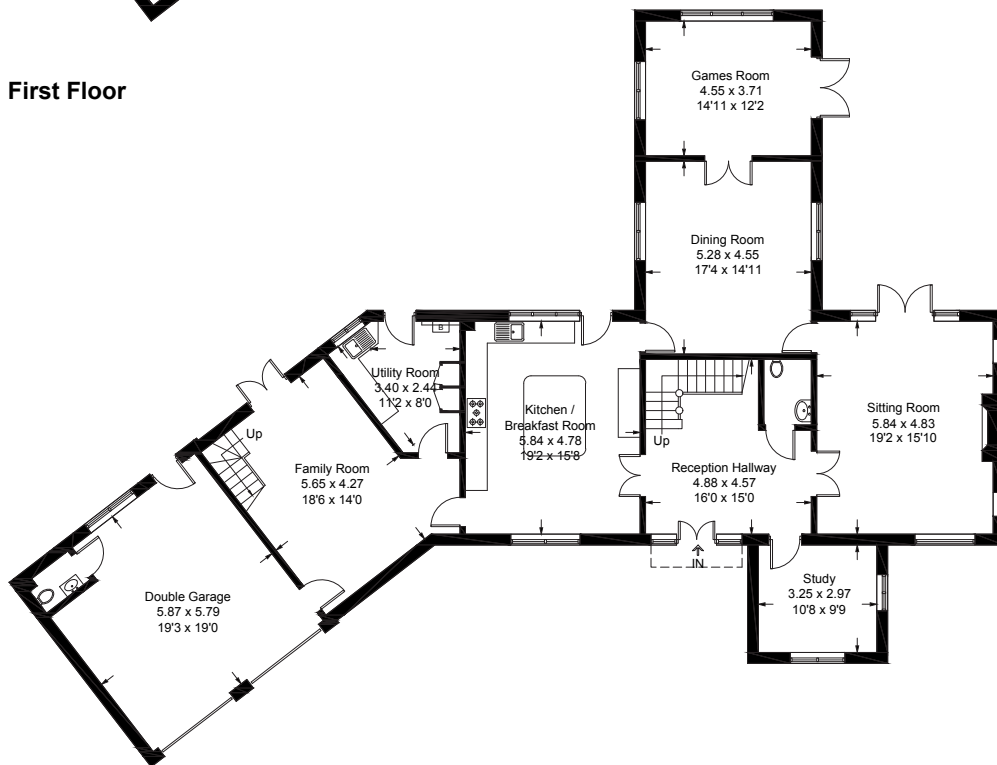




Approximate Gross Internal Area = 377.3 sq m / 4061 sq ft
(Including Double Garage / Excluding Void)



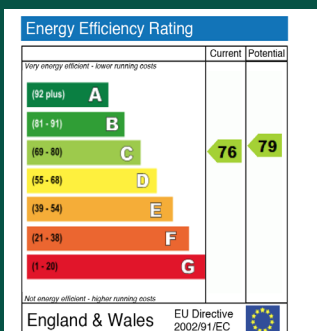
First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID432182)

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Robert Leech

ESTD 1989