

Felbridge, West Sussex



# Felbridge

A five double bedroom detached spacious family home set in stunning gardens approximately 0.75 of an acre. The property offers versatile living with a refitted kitchen breakfast room and modern bathroom and shower rooms. There is ample parking with a double garage and private gated carriage driveway.

## **KEY PROPERTY FACTS**

- Detached family home
- Five double bedrooms
- Excellent refitted kitchen/breakfast room
- · Generous lounge/ dining room
- Reftted family bathroom and shower rooms
- Double garage and private gated driveway
- Stunning gardens set on a plot of approximately 0.75 acres
- EPC rating E
- Living space 2932 sq ft
- Council tax band G, £2831.00

### LOCATION

The property benefits from the tranquility of this private desirable estate, yet has access to excellent commuter links via East Grinstead and Three Bridges railway stations. Access to the M23 motorway is available at Copthorne and Gatwick airport, which connect with the M25 London orbital motorway. There are local shops at Felbridge and Crawley Down, both villages are about 2 miles away. The established town of East Grinstead is 3.5 miles away and offers a wider range of facilities, including Waitrose, cinema, community theatre, and a good choice of schools in both the state and independent sector.

## **DESCRIPTION**

A spacious and versatile five bedroom detached house offering excellent family accommodation. The property is approached via a front porch to the hallway. From here there is a large sitting room that opens to a lovely refitted kitchen/breakfast room and utility room. This leads onto a further reception room and sun room, refitted downstairs shower room and access to the double garage. To the first floor there are five double bedrooms, a refitted family bathroom and separate shower room.

## OUTSIDE

Set within stunning mature gardens of approximately 0.75 acre which offer privacy to all aspects. The property is approached by dual five bar gates which lead to a generous driveway providing off street parking and a double garage. The surrounding gardens really are quite impressive offering both private and sunny areas, a delightful variety of perennials and established shrubs, whilst still providing further scope for the garden enthusiast. To the rear of the property there are outbuilding including a stable, tack room and hay store.

#### THE BEST BITS...

- · Generous detached residence
- Five double bedrooms
- Stunning gardens of approximately 0.75 acres
- Double garage and private gated driveway





6.6
Miles
CRAWLEY
TOWN
CENTRE



3.5 Miles EAST GRINSTEAD



REIGATE 1-3 High Street, Reigate,

Surrey RH2 9AA 01737 246246

## LINGFIELD

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

## OXTE

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

**DORKING** 01306 793105

TUNBRIDGE WELLS 01892 280110

LONDON 020 3096 7217









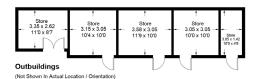


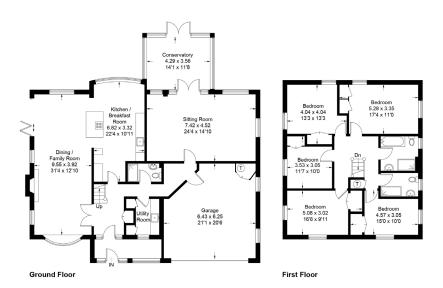




Approximate Gross Internal Area = 272.4 sq m / 2932 sq ft Outbuildings = 44.8 sq m / 482 sq ft Total = 317.2 sq m / 3414 sq ft







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. (ID435745)

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