



Felbridge
West Sussex/Surrey border

Private
Estates 

Prime Property from Robert Leech Estate Agents

www.privateestatesglobal.com

Sussex/Surrey border (London 44 miles)

An outstanding small estate comprising of a period country house set in 36 acres including large lake - planning consent for further substantial dwelling

Description

This estate is in a private road and extends to about 36 acres, which includes a 9 acre stocked carp lake. The main house is circa 17th century (not listed) and includes 8 bedrooms. Originally 2 Woodman's cottages, there is a wealth of exposed timbers throughout. With 4 staircases, the substantial house may form one large home, or could be suited to 2 families.

There are pretty, formal gardens and views towards the lake. The current owners obtained planning consent in June 2016 to demolish a detached bungalow in the grounds and replace this with an additional house of 5,000 sq ft house, again with views towards the lake.

The estate has been in the same ownership for over 40 years and this represents an unusual opportunity to purchase a house and plot in a magical setting.

Gardens and Grounds

The outstanding grounds total 36.841 acres (14.909 hectares). There is a combination of formal gardens, paddocks, woodland, swimming pool and lake.

The front of the house has a formal manicured garden with intricate topiary and mature flowering shrubs. The south facing terrace makes for an ideal al fresco dining area with breathtaking views towards the lake. Beyond the turning area at the entrance to the house is a smaller pond, surrounded by rockery and heated outdoor swimming pool.

Outbuildings

Extensive outbuildings include a single garage attached to the house, together with a further garage of 684 sq.ft, Dutch barn and a boat house situated on the edge of the lake.

Equestrian facilities include 7 stables and outdoor riding school. Furthermore, on the edge of the drive is a self contained 3 bedroom bungalow/annexe with kitchen, bathroom and lounge.

Planning Consent

The property comes with the benefit of planning permission for a 5 bedroom contemporary house within the grounds. Granted by Mid Sussex Planning, the reference is: DM/16/1597, under the stipulation of the demolition of the bungalow and other outbuildings. Plans can be viewed on the Mid Sussex council website.

Location

This compact country estate is positioned on a private estate in Felbridge.

The property is approached through wrought iron gates, along a winding driveway through the grounds. The main house occupies a commanding position with outstanding views over the lake.

The property benefits from the tranquility of a secluded woodland position, 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.

NB: to be sold only as one lot.



3.5
Miles

East Grinstead
town centre



3.2
Miles

East Grinstead
Station

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 = 589.9 sq m / 6350 sq ft
(Including Garage)

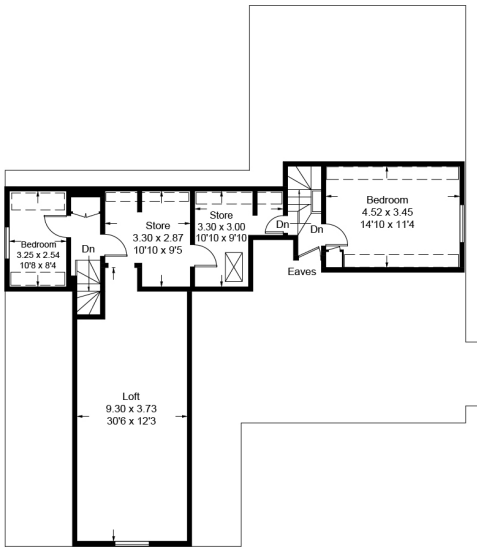
Outbuildings = 173.6 sq m / 1869 sq ft

Annexe = 85.3 sq m / 918 sq ft

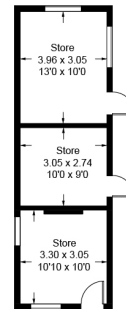
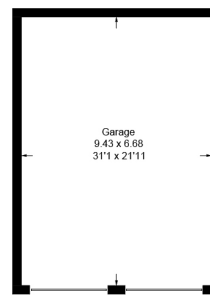
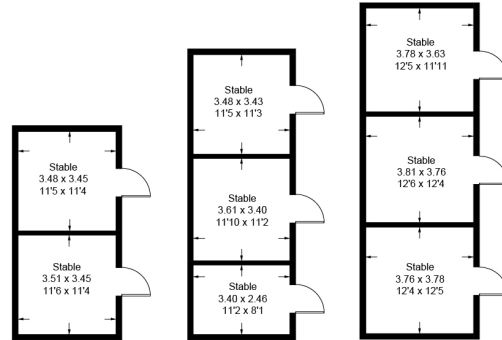
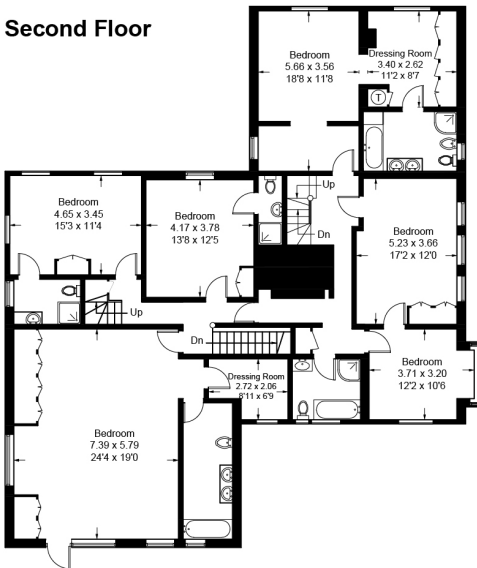
Garage = 63.3 sq m / 684 sq ft

Total = 912.1 sq m / 9817 sq ft

 = Reduced headroom below 1.5m / 5'0"



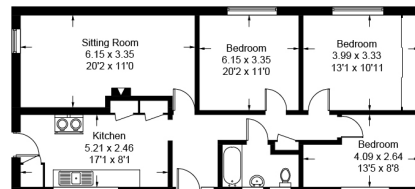
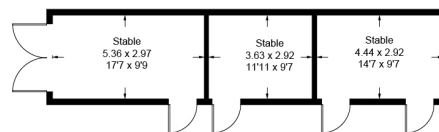
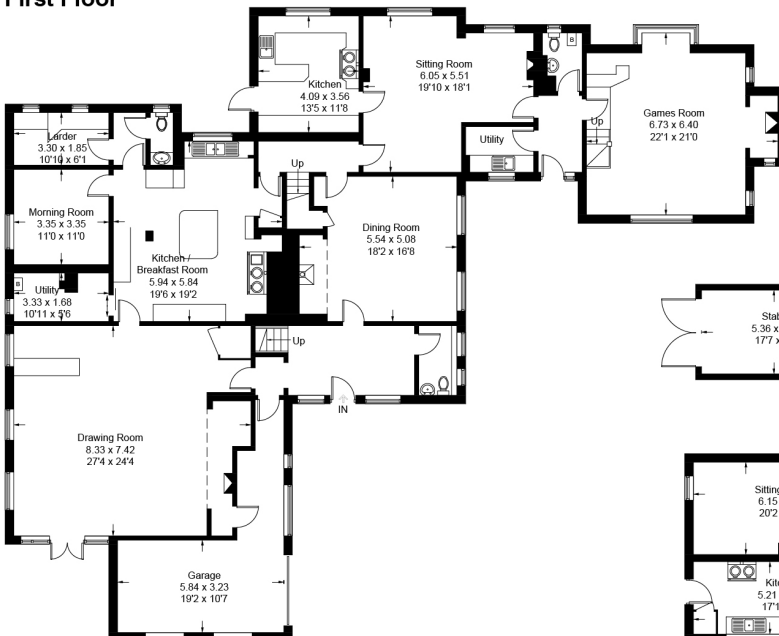
Second Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

First Floor

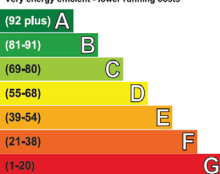


Ground Floor

Annexe - Ground Floor

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
46	67

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

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Robert Leech

ESTD 1989