

For more information or to arrange a viewing, please contact
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EVELYN HOUSE
CRAWLEY DOWN ROAD, FELBRIDGE, WEST SUSSEX RH19 2PS





AREA

Felbridge was originally a family estate of about 2000 acres with a large manor house and houses for the two hundred workers. These houses were scattered across the estate and so were not grouped together as a village. In 1714, the Evelyn family planted two avenues of sweet chestnut trees which survive today. The lords of the manor in the Victorian period were the Gatty family and they built a church next to their manor house.

The last lord of the manor of Felbridge died in 1903 and the estate was sold for housing development in 1911. The new housing was built along the sides of the major roads and concentrated at the junction of the A22 and A264 making the village that is seen today.

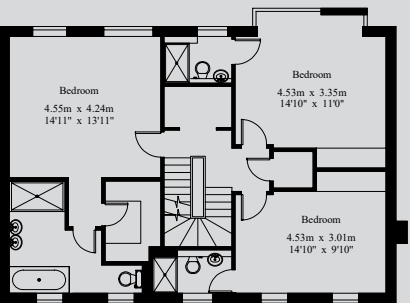
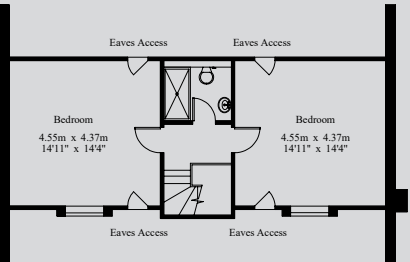
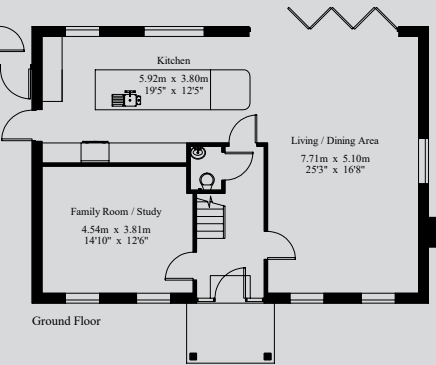
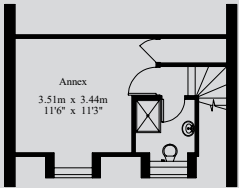
DEVELOPMENT

The Minstrals is a development of three substantial detached family houses situated in a quite location close to the village of Felbridge. Particular attention has been taken to the houses layout, orientation and design to benefit from natural light and space. Imberhorn House and Warley House both benefitting from five bedrooms, open planning living accommodation, single integral garages and south westerly aspect gardens. Evelyn House is the larger of the three houses also benefitting from 5 bedroom but with the addition of a detached double garage and self-contained room above. All houses offer a high level of specification together with underfloor heating on the ground floor and ten year LABC warranty.

The development is located close to the A264, with the M23 approximately 10 minutes’ drive away for journeys London/coast and wider motorway network. For those that need to access a train station, East Grinstead (approx 2 miles away) offers journey times to London Bridge and Victoria within 1 hour.



HOUSE 1 - EVELYN HOUSE



Ground Floor

Kitchen:
5.92m x 3.80m 19'5" x 12'5"

Living / Dining Area:
7.71m x 5.10m 25'3" x 16'8"

Family Room / Study:
4.54m x 3.81m 14'10" x 12'6"

First Floor

Bedroom:
4.55m x 4.24m 14'11" x 13'11"

Bedroom:
4.53m x 3.35m 14'10" x 11'0"

Bedroom:
4.53m x 3.01m 14'10" x 9'10"

Second Floor

Bedroom:
4.55m x 4.37m 14'11" x 14'4"

Bedroom:
4.55m x 4.37m 14'11" x 14'4"

Annex

Annex:
3.51m x 3.44m 11'6" x 11'3"

Garage:
6.36m x 5.46m 20'10" x 17'11"

HOUSE

1

STYLE

Detached
House

PARKING

Double
garage

BED

5



SPECIFICATIONS

KITCHENS

- Top of the range, luxury kitchens by Woodcrest of Lingfield with integrated Neff appliances to include; integrated oven, integrated microwave, ceramic hob, roof level flush panel extractor, full height fridge and freezer, dishwasher and wine chiller
- High-end luxury composite Minerva worktops and molded sinks.
- Utility rooms including worktop, washing machine, tumble dryer and plenty of storage

BATHROOMS, EN SUITES AND CLOAKROOM

- White bathroom suites with chrome finishings
- Heated towel rails in all bathrooms
- LED Mirrors
- Wet room showers with glass screens in master bedroom en-suites

INTERNAL FINISHES

- Molded skirting and architraves
- Walls and ceilings finished in white emulsion
- ‘Dordogne’ routed style fire doors with chrome rose mounted handles
- Multi fuel log burner in the living room
- Mains fed smoke alarm fitted to all floors
- Walk-in/walk through wardrobes in master bedrooms and fitted wardrobes in secondary bedrooms with shelf and hanging rails

FLOORS

- Fitted carpets in the bedrooms, stairs and landings
- Engineered wood flooring to the main living areas including kitchen/breakfast room
- Ceramic floor and wall tiling to the bathroom and en suites

HEATING

- Under-floor heating to the ground floor controlled by thermostats
- Radiators provided on the 1st and 2nd floor with TRV controls

ELECTRICAL

- Sockets with USB ports built in (USB provide in principle rooms)
- White edged LED down-lighters throughout
- TV, BT and Broadband points are fitted to principle rooms

EXTERNAL FEATURES

- Turfed rear garden with planting and patio
- Up and over electric garage door with remote control, light and power
- Front and rear garden planted in accordance with the landscape plan
- Driveways finished with tar and chip
- Outside lighting with security sensors to garages and entrance ways

GUARANTEES

- All homes come with a ten-year LABC warranty

Images are for illustrative purposes only