



Felcourt Road

East Grinstead, West Sussex. RH19



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A charming and beautifully presented 16th century timber framed barn set within lovely gardens opposite Chartham Park Golf Club

- Entrance porch
- Partly vaulted dining hall
- Shower room
- Drawing room
- Kitchen/breakfast room
- Study
- Utility room

- Galleried landing
- Principal bedroom with en suite shower room
- 2 Bedrooms with en suite shower rooms and raised storage/play areas
- 2 Further bedrooms
- Family bathroom

- 2 Bay open fronted barn style garage and parking area
- Garden with terracing, decking, lawns, ponds and mature shrubs
- Substantial summer house and adjoining garden store

About 1/3 acre



Property

This wonderful timber framed barn dates back to the 16th century and has immense character with decorative tile hanging, a wealth of exposed timbers and vaulted ceilings with galleries.

Inside, a spacious entrance porch with flagstone flooring leads to a magnificent dining hall with a galleried landing and partly vaulted ceiling above. The dining hall has a boarded floor, door to the garden and adjoining cloakroom/shower room. The drawing room provides a wonderful, well-proportioned entertaining space, which has an attractive brick fireplace housing a wood burning stove, exposed timber framing and French doors to the garden. The kitchen/breakfast room is an excellent size and is fitted with cream wall, floor and display units, a Rangemaster double oven with 6 burner gas hob and integrated appliances including fridge and dishwasher. Adjoining the kitchen is a study and a utility room, the latter of which houses the boiler and has fitted units, sink and door to the front garden.

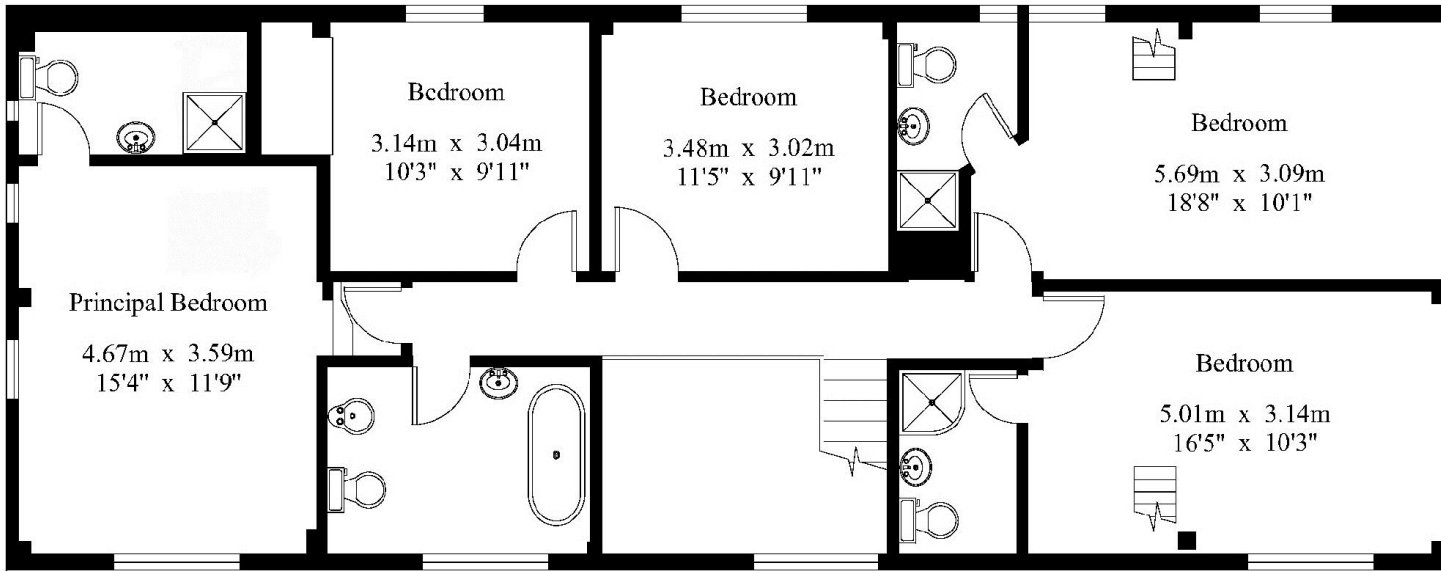
A spectacular galleried stairwell leads up to the first floor landing from which a loft hatch gives access to a minstrels' gallery above. The principal bedroom is a lovely, elegant room and has a well-appointed en suite shower room. There are 2 further bedrooms with en suite shower rooms, both of which also have vaulted ceilings with ladder access to raised platforms that provide wonderful play areas for children or additional storage. There are 2 further bedrooms, both of which are good sizes and a spacious family bathroom with roll top bath.

Outside

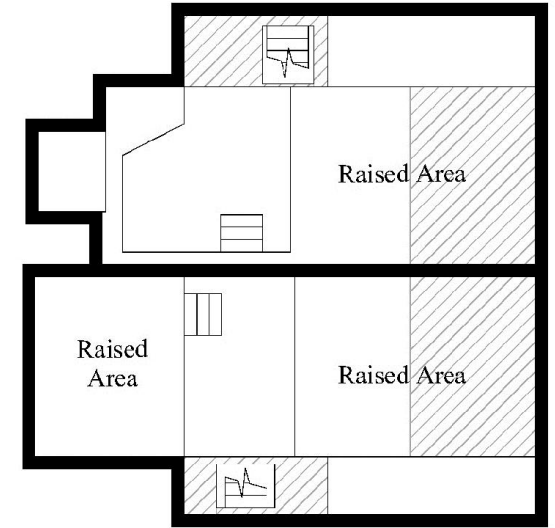
At the front of the property is a gravel drive and parking area leading up to a 2 bay open-fronted heritage barn style garage with storage area above and lean-to log store. Beyond is an attractive front garden with shed, pond and paths.

The main garden lies to the rear, where there is a terrace leading onto an expanse of lawn with a path running along one side, mature hedging and shrub borders. At the end of the lawn is a raised, decked seating area, and trellising. Beyond is a large seating area with pond leading up to a substantial summer house, which has electricity and heating and is used as a games room. To the side of the summer house is a garden store





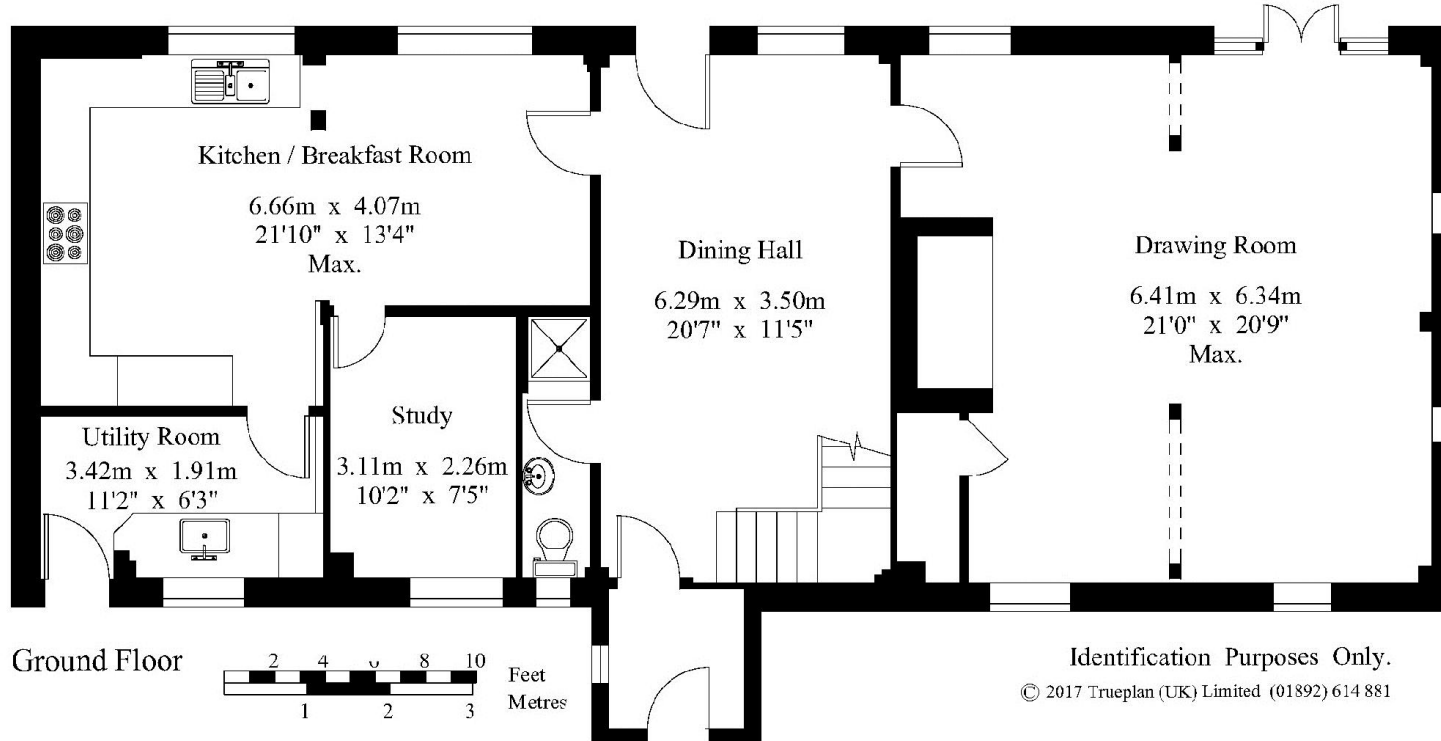
First Floor



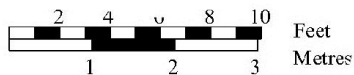
Second Floor

 RESTRICTED HEIGHT

Gross Internal Area :
252.2 sq.m (2714 sq.ft.)

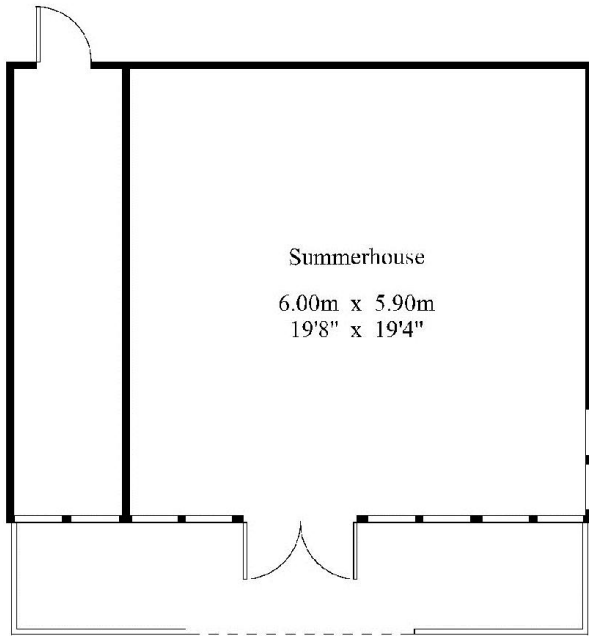


Ground Floor

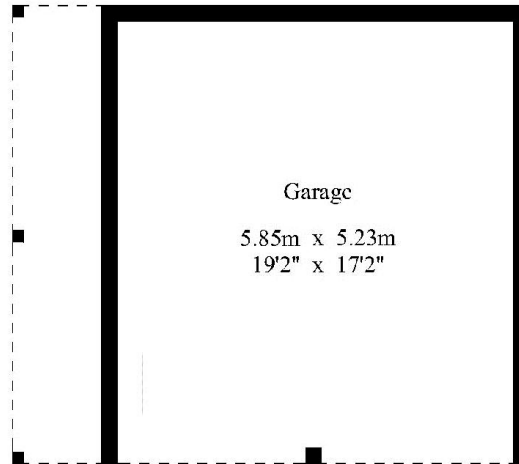


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Gross Internal Area : 44.8 sq.m (482 sq.ft.)



Gross Internal Area : 30.7 sq.m (330 sq.ft.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From East Grinstead head north on the A22 and at the first mini roundabout turn right onto Lingfield Road. Head down Baldwins Hill and the drive to the property will be found on the right immediately after Charters Village.

Communications & Local Amenities

The property is well located close to the Surrey/Sussex border, between East Grinstead, Dormansland and Lingfield all of which have railway stations to London Bridge/Victoria. The A22 connects to the M25, London, Brighton and the A264, which in turn gives good access to the M23/A23. Gatwick airport is about 10 miles.

There are excellent private and State schools in the area together with extensive shopping and recreational facilities. Nearby Ashdown Forest is the largest free public access space in the South East. East Grinstead has a leisure centre, tennis club, rugby club, hockey, cricket and netball club. Horse racing can be found at Lingfield Park. Water sports are available at Weir Wood reservoir.

Local Authorities and Services

Mid Sussex District Council 01444 458166. West Sussex County Council 02143 777100. Council Tax band F. Mains water, electricity and gas. Private drainage. Gas fired central heating

CONTACT

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