



Copthorne Road, Felbridge, East Grinstead, West Sussex, RH19 2NU

£975,000

- Five bedroom detached house
- Double garage and parking for several vehicles
- Significant garden sizes front and back
- Three reception rooms
- Private setting backing onto woodlands
- Inglenook fireplace
- In superb condition
- Sought after location
- EPC rating C

Property Description

An extremely rare opportunity! We are delighted to offer to the market this beautifully constructed five bedroom detached family home. When approaching the property, you'll see a double garage with power and light and secure gated parking for several vehicles. Inside, you are greeted by a wonderful entrance hall, with doors that lead to the study, downstairs loo, dining room, lounge and kitchen. The lounge is large but cosy, it even boasts an inglenook fireplace! The dining room is also a great size with French doors opening to the rear garden, it would make the perfect entertaining space! There are exposed beams throughout the property that just compliment this home so well. Upstairs the landing is light and airy, there are five bedrooms, two of which have en suites. There is an abundance of storage in certain rooms because of its effective use of the eaves storage space! The property interior is wonderfully fashionable and still has a distinctive beauty from the outside! The garden is the perfect size for families, it's location is extremely sought after and private. Viewing is strongly advised to appreciate this outstanding home.

CANOPY PORCH External light. Double glazed front door opening to:

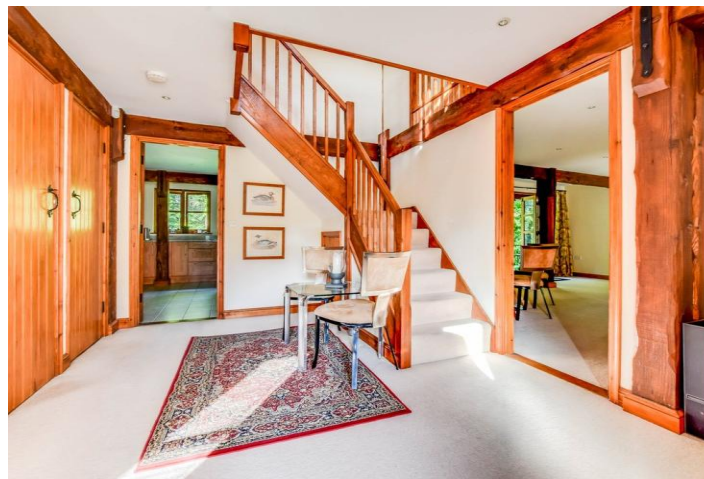
ENTRANCE HALL Stairs to the first floor. Under stair cupboard. Radiator. Doors to dining room, kitchen, study, cloakroom and:

LOUNGE 22' 7" x 13' 11" (6.88m x 4.24m) approximate. Double glazed window to the front. Feature inglenook fireplace. Telephone and Sky television points. Radiator. Opening to:

DINING ROOM 2" x 11' 3" (0.05m x 3.43m) approximate. Dual aspect with double glazed windows to the side aspect and double glazed wooden French doors with flanking windows opening to the rear garden. Feature fireplace with gas fire. Radiator. Alcove. Doors to entrance hall and:

KITCHEN 22' 7" x 13' 5" (6.88m x 4.09m) approximate. Refitted with a range of wall and base level units incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Two integral fridges, two integral freezers and integral dishwasher. Space for range cooker with hood over. Breakfast island. Tiled flooring. Double glazed window to the rear. Doors to entrance hall and:





UTILITY ROOM 9' 0" x 7' 10" (2.74m x 2.39m) approximate. Refitted with a range of wall and base level units incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Space for washing machine and tumble dryer. Boiler. Radiator. Double glazed window to the side aspect. Double glazed door opening to back garden.

STUDY 11' 0" x 9' 3" (3.35m x 2.82m) approximate. Double glazed window to the front. Television point. Radiator. Door to entrance hall.

CLOAKROOM Refitted with a white suite comprising a low level WC and a pedestal wash hand basin. Part tiled walls. Radiator. Tiled flooring. Double glazed opaque window to the side aspect.

LANDING Stairs from the entrance hall with banister. Radiator. Double glazed window to the front. Hatch to boarded loft space with ladder and light. Doors to all bedrooms and bathroom.



BEDROOM ONE 19' 1" x 18' 4" (5.82m x 5.59m) approximate. Dual aspect double glazed windows to the front and side aspect. Sky television point. Radiator. Storage cupboard. Door to:

EN SUITE BATHROOM Refitted with a white suite comprising a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC and a tiled shower cubicle. Heated towel rail. Ceramic tiled flooring. Double glazed opaque window to the side aspect.

BEDROOM TWO 13' 10" x 11' 3" (4.22m x 3.43m) approximate. Dual aspect double glazed windows to the side aspect and overlooking the rear garden. Television point. Radiator. Storage cupboard. Door to:

EN SUITE SHOWER ROOM Refitted with a white suite comprising a low level WC, pedestal wash hand basin and a tiled shower cubicle. Strip light and shaver point. Heated towel rail. Ceramic tiled flooring.

BEDROOM THREE 14' 9" x 9' 3" (4.5m x 2.82m) approximate. Double glazed window overlooking the rear garden. Telephone point. Radiator. Storage cupboard.

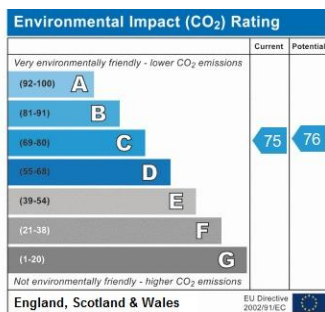
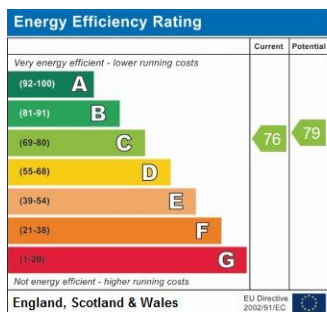
BEDROOM FOUR 11' 6" x 9' 3" (3.51m x 2.82m) approximate. Double glazed window to the front. Telephone point. Radiator.

BEDROOM FIVE 11' 1" x 8' 11" (3.38m x 2.72m) approximate. Dual aspect double glazed windows to the side aspect and overlooking the rear garden. Telephone point. Radiator.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



BATHROOM Refitted with a white suite comprising a bath with mixer tap and shower attachment, pedestal wash hand basin and a low level WC. Double glazed opaque window to the side aspect.

OUTSIDE

DRIVEWAY The front of the property is accessed via secure gates offering parking for several vehicles and providing access to:

GARAGES Two single garages both with up and over door, power and light. Roof space. Water tap. Door to drive way.

FRONT GARDEN Laid to lawn and paved with plants, shrubs and oak tree.

REAR GARDEN Paved patio area adjacent to the property, the remainder being laid to lawn with paving, flower beds, plants and shrubs. External water tap. Security light. Enclosed by hedge and backing on to woodland.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

MEDIA AVAILABLE Sky / Telephone / Terrestrial

TRAVELLING TIME TO STATIONS

Three Bridges By car 15 mins

East Grinstead By car 9mins

(source google maps)

GREAT FOR.....

Families / dog walkers / gardeners

TENURE Freehold

COUNCIL TAX BAND H £3,548

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

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