



Connells

Briar Cottage Furzefield Chase
Dormans Park East Grinstead

Briar Cottage Furzefield Chase Dormans Park East Grinstead RH19 2LY

for sale offers in excess of
£850,000



Property Description

Connells are delighted to bring to the market this beautiful four double bedroom detached home, located in the particularly sought after Dormans Park Development, situated between East Grinstead & Lingfield. The property is just over 2000 square feet and offers ample versatile accommodation throughout. Internally, there is a large entrance hall, leading to all rooms on the ground floor. To the front, there is a double aspect lounge/diner with a feature electric fireplace. There are also patio doors to the side, leading to a raised patio area. To the rear, there is a well equipped kitchen which offers ample work top and storage space. This leads onto a conservatory which benefits from power and heat and offers unrivalled views of the garden. In addition to this, the ground floor, has a downstairs bathroom with double width walk in shower and a further reception room, currently used as a bedroom, but would also make an ideal office or play room. On the first floor, the property offers four double bedrooms with the main three bedrooms offering built in wardrobe space. There is also a fourth bedroom, which leads onto the office. The accommodation is complete with a family bathroom, offering a shower unit. Externally, the property boasts a substantial driveway with double width garage to the side. The garden wraps round the property and is laid to lawn with a border of mature shrubs and bushes. There is a patio area and access to a large undercroft for further storage.

Front Garden

Driveway, leading to

Entrance Hall

With doors to all rooms. Storage cupboard and understairs cupboard. Power points, radiator and carpet.

Lounge/Diner

14' 1" x 31' 1" (4.29m x 9.47m)

With windows to the front and side. Feature electric fireplace with brick surround. TV and telephone point. Power points, radiator and carpet.

Reception 2

9' 11" x 10' 5" (3.02m x 3.17m)

With window to the rear. Power points, radiator and carpet.

Kitchen

12' 5" x 15' 2" (3.78m x 4.62m)

With window to the rear. Range of wall and base units. Stainless steel sink and drainer. Electric eye-level double oven, electric hob and extractor. Space for fridge freezer and plumbing for washing machine and dishwasher. Wall mounted boiler. Power points, part-tiled walls and laminate flooring.

Conservatory

12' 7" x 15' 10" (3.84m x 4.83m)

With windows to the side and doors to the front and rear. Power points, radiator and tiled floor.

Cloakroom

With window to the rear. WC, wash hand basin and double walk-in shower. Radiator and tiled floor.

Landing

With doors to all rooms, radiator and carpet.

Bedroom 1

12' 9" x 12' 2" (3.89m x 3.71m)

With window to the front. Built-in wardrobes. Power points, radiator and laminate flooring.

Bedroom 2

11' 2" x 9' 4" (3.40m x 2.84m)

With window to the side. Built-in wardrobes with sliding doors. Power points, radiator and carpet.

Bedroom 3

11' 1" x 9' 4" (3.38m x 2.84m)

With window to the side. Built-in wardrobes with sliding doors. Power points, radiator and carpet.

Bedroom 4

10' 11" max x 15' 11" (3.33m max x 4.85m)

With window to the rear. Power points, radiator and carpet. Door to stairs leading to Office.

Office

15' 6" x 9' 5" (4.72m x 2.87m)

With windows to the front and side Eaves storage, power points and laminate flooring.

Bathroom

With window to the rear. WC, wash hand basin with vanity unit. Shower unit with shower over. Radiator and tiled floor.

Garden

Wrap around garden with hedge boundaries and shingle to rear. Laid to lawn with shrub borders and flower beds. Raised patio with access from the lounge and lower patio. Undercroft storage with power and light. Outside tap.

Garage

Double Width garage with up and over door to front and door to side. Internal power and light.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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