



Copthorne Road, Felbridge, West Sussex, RH19 2PD

Price £1,000,000 FREEHOLD

**MANSELL
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in brief...

- Substantial detached family home
- 2635sq ft of versatile living space
- Five double bedrooms
- Three reception rooms and conservatory
- Extensive fitted kitchen and utility room
- Large master with ensuite shower room
- Detached double garage
- Gated driveway parking
- Indoor heated swimming pool
- Grounds extending to approx 1 acre



in more detail...

A five bedroom detached family home which is set within a well proportioned plot of approximately one acre, on the outskirts of Felbridge Village.

The spacious and versatile accommodation extends to 2635sq ft and offers numerous benefits including an indoor swimming pool and detached double garage.

The ground floor briefly comprises: entrance hall; family room; large study; 'L' shaped sitting/dining room with French doors opening to the conservatory; fitted kitchen/breakfast room also with French doors to the garden; useful utility room and a downstairs cloakroom completes the ground floor.

On the first floor there is an extensive master bedroom with built in wardrobes and an ensuite shower room; four further double bedrooms with built in wardrobes; family bathroom and a separate WC completes the living space.

Externally there is electric gated, driveway parking for multiple vehicles, detached double garage and side access to the rear. The main gardens of the property are an impressive feature of the property and incorporate a large patio area, timber decking, timber log cabin housing the heated pool and shower room. Further to this there is large expanse of lawn with impressive pond feature and 2nd timber log cabin, all with a high level of seclusion provided by hedge and shrub screening. The whole plot extending to approximately 1 acre.



outside and the location...

Felbridge is ideally positioned on the outskirts of East Grinstead within walking distance of both Felbridge Primary school and Imberhorne comprehensive school. Located nearby are numerous local amenities including tennis courts and a bowling green plus easy access to the Surrey/Sussex border walkway and Worth Way, both ideal for dog walking. The nearby town of East Grinstead is situated approximately halfway between London and the South Coast, the area boasts a wealth of architectural heritage and is surrounded by some of the finest countryside in the South East, including the Ashdown Forest. There is a wide selection of shops, pubs, restaurants and coffee shops to cater for all. East Grinstead mainline train station provides frequent services to London (Victoria/London Bridge in approx 1 hr) and offers easy access to the M23/M25 motorway and Gatwick Airport by road.

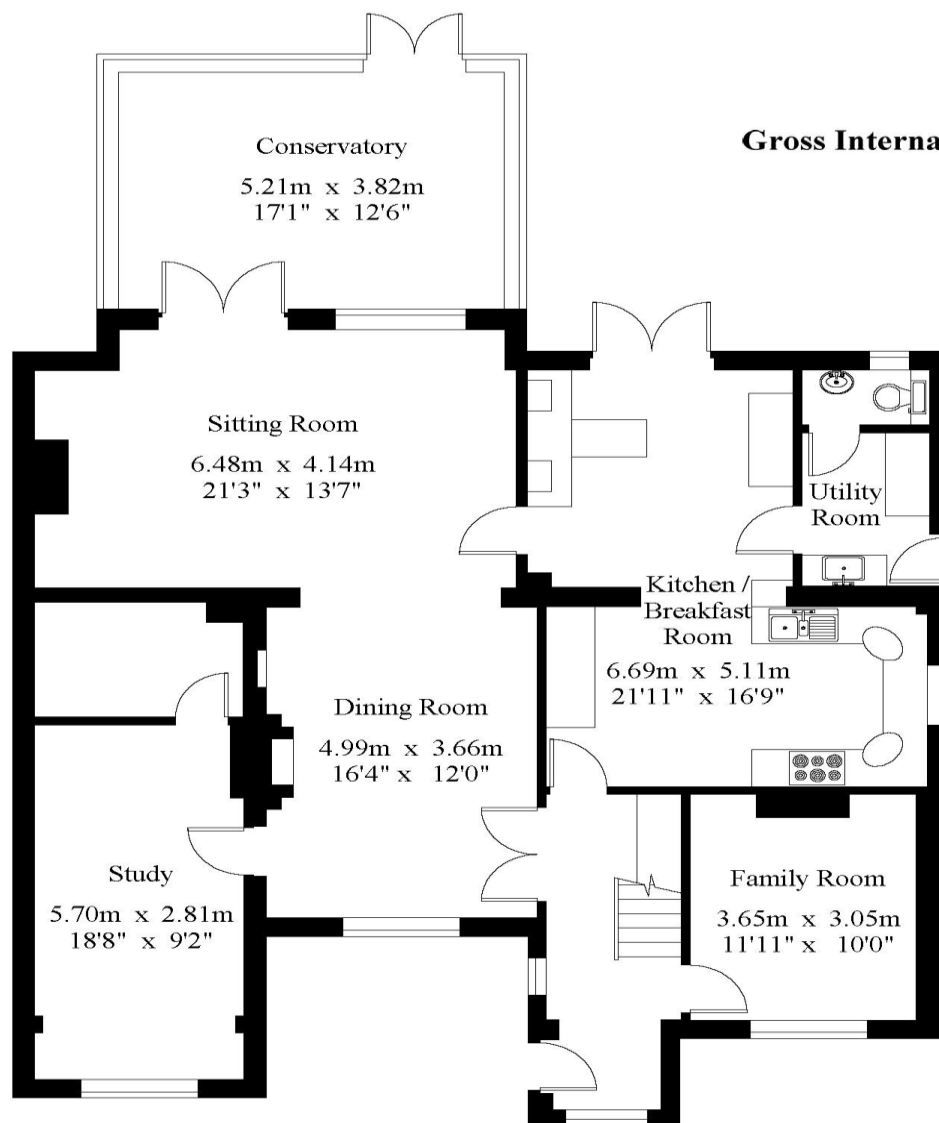
DIRECTIONS

From our office on London Road turn left and head straight over the roundabout onto Beeching Way. Continue onto the A22 bearing right onto Station Road (A22) before taking the left hand lane. At the traffic lights turn left onto London Road and at the roundabout take the first exit continuing on London Road. Continue along London Road and turn left at the second set of traffic lights onto Copthorne Road (A264) and continue for approximately 3/4 of a mile past Hedgecourt Place and the property can be found on the right hand side.

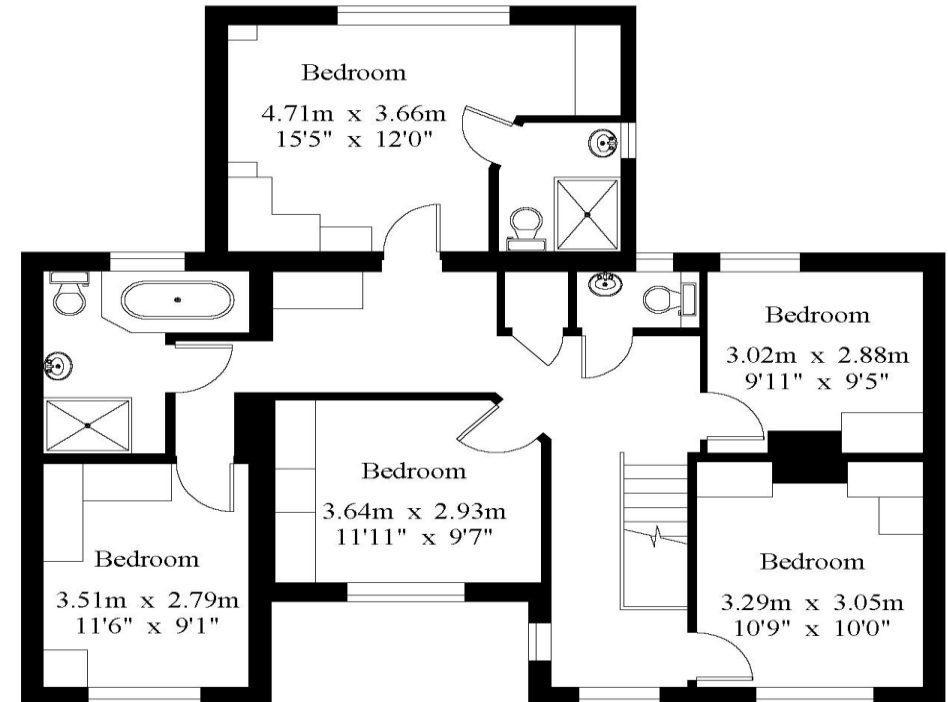
Please check google maps for exact distances and travel times
(property postcode: RH19 2PD)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	76

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(62-100) A			
(81-91) B			
(69-80) C			
(49-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		47	58



Gross Internal Area : 244.8 sq.m (2635 sq.ft.)



First Floor

FOR IDENTIFICATION PURPOSES ONLY

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call: East Grinstead: 01342 311711
email: eastgrinstead@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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