



Felcourt, Surrey

Robert  
Leech . 



This beautifully presented detached home, set in approximately 3 acres on the outskirts of East Grinstead, offers contemporary comfort and privacy amid a stunning woodland backdrop. Ideal for families and nature lovers, it features expansive gardens, a sociable open-plan interior, and versatile outdoor space perfect for relaxation, adventure, and entertaining.



A tranquil retreat in 3 acres with a stunning woodland backdrop. Set within an enviable semi-rural position on the outskirts of East Grinstead and within easy reach of Lingfield, this deceptively spacious and beautifully presented detached home offers a rare combination of contemporary comfort, privacy and natural beauty. Enjoying approximately three acres of expansive grounds including the large rear garden. The formal decked area, perfect for alfresco entertaining, overlooks the main lawn which leads to enchanting, mature woodland. The outdoor space offers a sense of freedom and connection to nature that's hard to match.

The property is perfectly suited for families, outdoor enthusiasts, or those craving a quieter way of life, offering generous open spaces where families can gather, children can roam freely and pets can explore. The woodland is not only visually striking, but genuinely useable, ideal for nature walks, adventure trails or even the occasional picnic under the canopy of trees.

Inside, the home is equally impressive. At its core lies a recently refurbished kitchen and dining area, designed as a sociable, light-filled hub where family and friends can gather with ease. This open-plan space balances clean, contemporary styling with practicality, creating a setting that feels both elegant and welcoming. Flowing from here, the spacious living room offers a peaceful haven, ideal for relaxing at the end of the day. The downstairs accommodation is complemented by a generous utility room, ideal for busy households needing extra space for laundry, storage or muddy boots after a woodland stroll. The home comprises three well-proportioned double bedrooms, each offering a calm and comfortable retreat. A dedicated study provides the flexibility needed for home working or creative pursuits. Both full bathrooms have been stylishly modernised, continuing the fresh and polished feel to the property.

While the grounds and woodland undoubtedly steal the spotlight, the property also benefits from a substantial frontage with ample parking for multiple vehicles, catering effortlessly to families and visitors.



## At a glance

- Detached Property
- Glorious Semi Rural Setting
- Ample Parking
- Newley Updated Kitchen
- Separate Study
- 2 Full Bathrooms
- 3 Acre Plot
- Stunning Woodland Area
- Close to East Grinstead, Lingfield and Dormans Train Stations
- Great Schools Nearby Including Imberhorne School and Lingfield College

## Location Highlight

Positioned in the sought-after area of Felcourt, the property offers an appealing balance of seclusion and convenience. East Grinstead town centre is just a short drive away, providing an excellent selection of shops, supermarkets, cafés, and restaurants, as well as leisure amenities including a theatre, sports centre, and historic sites. For commuters, East Grinstead station offers direct rail services into London Victoria, with the stations of Lingfield and Dormans also nearby, while nearby road connections link easily to the M23, Gatwick Airport, and the wider motorway network.

## Intrigued?

01342 837783

lingfield@robertleech.com

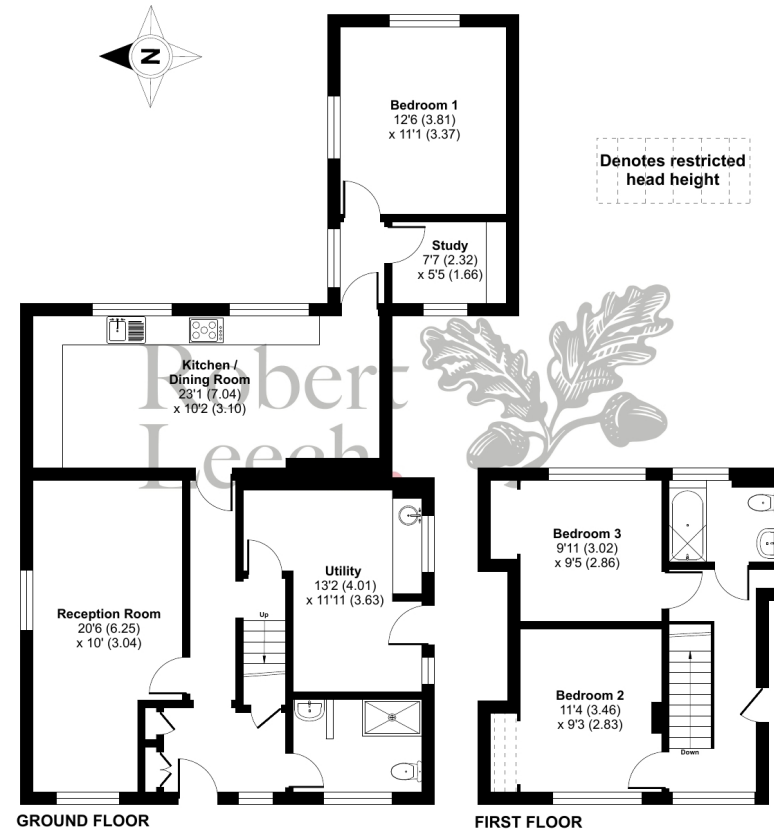
29 High Street Lingfield  
Surrey RH7 6AA

robertleech.com

## Nansen, Felcourt Road, Felcourt, East Grinstead, RH19

Approximate Area = 1346 sq ft / 125 sq m  
Limited Use Area(s) = 10 sq ft / 0.9 sq m  
Total = 1356 sq ft / 125.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1297521

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Robert Leech 

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