

Guide Price  
£800,000

£775,000

Garnham  
H Bewley

Felcot Road, Felbridge, East Grinstead



- Fabulous Four / Five Bedroomed Home
- Detached Bungalow
- Kitchen / Breakfast Area
- Two Reception Rooms
- En-suite and Family Bathroom
- Driveway & Double Garage
- Impressive Gardens
- Private Estate

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Masquerade, Felcot Road, Felbridge, East Grinstead, West Sussex RH19 2QA

Guide Price £775,000 - £800,000. Set within the ever-popular private estate of Furnace Wood in Felbridge, this delightful four / Five-bedroom detached bungalow comes to the market for the first time in nearly 20 years, presenting a rare opportunity to acquire a spacious and beautifully maintained home in a highly sought-after location.

The property offers well-balanced and versatile accommodation throughout, complemented by a detached double garage, gated driveway parking, and a wonderfully private and secluded rear garden.

At the heart of the home is a bright and spacious living room, enjoying a dual aspect that fills the space with natural light and creates a warm, inviting atmosphere. The well-proportioned kitchen/breakfast room flows seamlessly into a separate dining room, which in turn provides direct access to the garden—ideal for both everyday living and entertaining.

There are four generously sized bedrooms, all offering ample space for furnishings. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom and additional WC serve the remaining accommodation.

A dedicated bedroom 5 / study provides the perfect solution for those working from home, adding further practicality to this already versatile layout.

Externally, the property continues to impress. The gated driveway offers extensive parking and leads to a detached double garage, complete with an electric up-and-over door. The grounds are beautifully maintained, featuring a patio area ideal for outdoor dining, a large expanse of lawn, and an array of mature trees and shrubs that enhance the sense of privacy and tranquillity. Two useful garden sheds are also included in the sale.

This is a superb opportunity to secure a much-loved home in a prestigious setting, offering space, privacy, and potential in equal measure



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**Entrance Hall**

**Separate W.C.**

**Living Room**

14' 4" x 18' 7" (4.37m x 5.66m)

**Kitchen / Breakfast Room**

25' 0" x 8' 9" (7.62m x 2.67m)

**Dining Room**

12' 9" x 9' 7" (3.89m x 2.92m)

**Master Bedroom**

15' 8" x 12' 11" (4.78m x 3.94m)

**En-suite**

**Bedroom 2**

12' 2" x 10' 3" (3.71m x 3.12m)

**Bedroom 3**

12' 2" x 8' 9" (3.71m x 2.67m)

**Bedroom 4**

10' 7" x 7' 7" (3.23m x 2.31m)

**Bedroom 5 / Study**

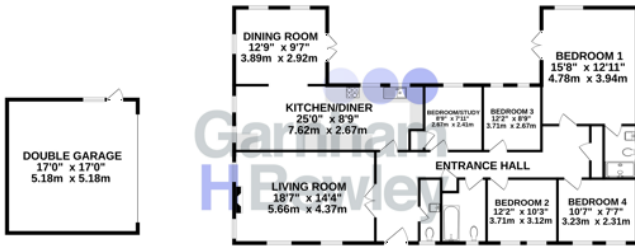
8' 9" x 7' 11" (2.67m x 2.41m)

**Family Bathroom**

**Double Garage**

17' 0" x 17' 0" (5.18m x 5.18m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The various fixtures and appliances shown have not been tested and are guaranteed as to their condition, or otherwise, only for goods. Made with Neatplan 15/16



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## NEAREST RAILWAY STATIONS

East Grinstead Station

1.8 miles

Dormans Station

2.4 miles

Lingfield Station

3.2 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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