



THE OAKS

55 Crawley Down Road, Felbridge, East Grinstead, Surrey



AN ATTRACTIVE DETACHED FAMILY HOUSE

Offering substantial and luxuriously appointed modern living space as well as manicured lawned gardens with a large decked terrace incorporating a sunken seating area, trampoline, resistance swim spa, sauna and garaging, set in a convenient location.

   **EPC**
5-6 5 3 C

Local Authority: Mid Sussex District Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

East Grinstead station 2 miles (London Bridge from 55 minutes/Victoria from 56 minutes). Gatwick airport 7.5 miles. Crawley 7.7 miles. Brighton 28 miles. London 30 miles.

Postcode: RH19 2PP www.what3words.com/dress.staple.employ



CONVENIENT LOCATION, CLOSE TO EXCELLENT AMENITIES

The property is located in the village of Felbridge, just north-west of East Grinstead and on the Sussex/ Surrey/ Kent borders. East Grinstead is a thriving medieval market town offering supermarkets, independent shops, a cinema, sports facilities, restaurants, cafes, bars and a weekly local market. Further shopping is available in Crawley, Haywards Heath or Brighton. East Grinstead train station serves London Victoria and London Bridge in under an hour. Gatwick airport is nearby as is the M23 offering access to London, the south towards Brighton and the Sussex coastline.

There are many highly regarded schools in the area, both state and private, including Felbridge Primary School, Copthorne Preparatory, Brambletye, Cumnor House Sussex, Worth, Sackville, Imberhorne, Lingfield College, Michael Hall School (Rudolph Steiner) and Ardingly College.



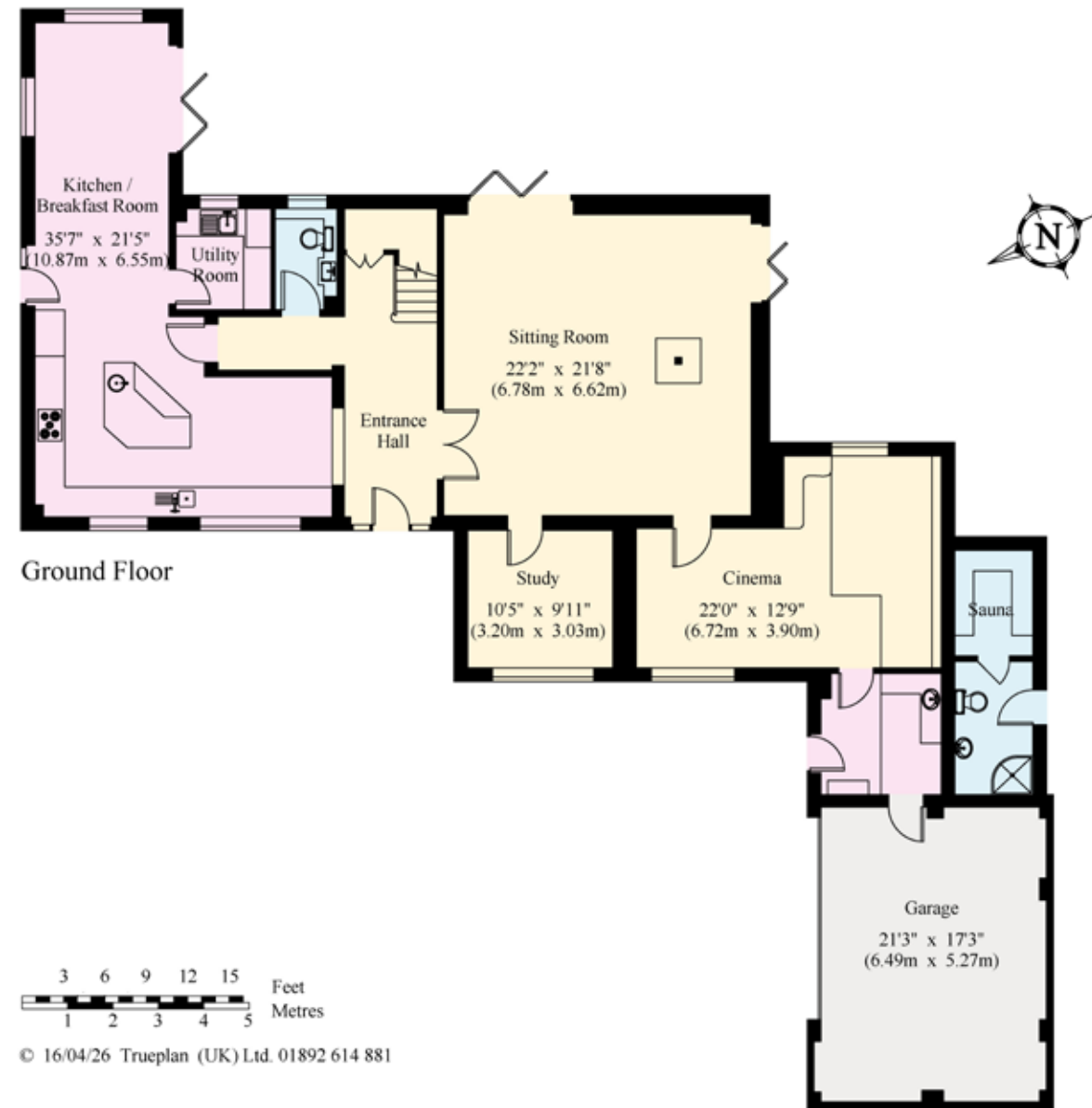


MODERN LIVING SPACE AND MANICURED GARDENS

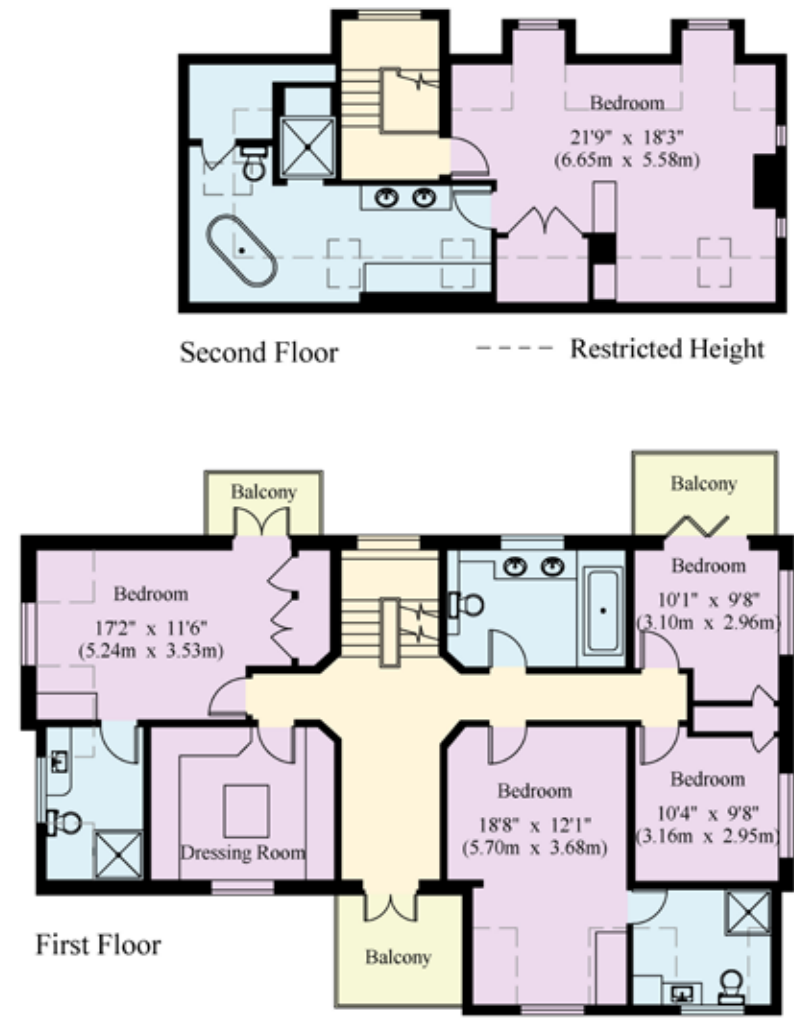
This attractive detached family home offers substantial and luxuriously appointed family accommodation totalling 4230 square feet, arranged over three floors. The front door opens into a welcoming entrance hall with a cloakroom off. The impressive 'L' shaped kitchen/breakfast room has extensive fitted units with integrated appliances, a Range cooker and central island with breakfast bar. There is also a feature wall, shared with the entrance hall, which has a unique integrated fish tank feature. To one end, there is a sitting area with bi-fold doors opening out to the rear terrace and gardens creating the perfect space for entertaining. There is also a useful utility room off the kitchen. The double aspect sitting room is centred around a modern four-sided panoramic fireplace. There are also two sets of bi-fold doors opening out to the rear terrace and gardens. At the front of the house, a cinema room and cloakroom complete the accommodation on this level. On the first floor there are five bedrooms (one of which is being used as a dressing room) and a family bathroom. One bedroom benefits from an en suite shower room and two bedrooms have balconies overlooking the rear gardens. There is also a balcony overlooking the front, accessed from the landing. On the second floor there is a further spacious bedroom with a vaulted ceiling and a luxurious en suite bathroom.

The house is approached via a gated entrance over a long driveway leading through the lawned gardens to the house and integral double garage. To the rear, there is a terrace for al fresco dining as well as a substantial decked terrace which includes a sunken sitting area, a trampoline and a resistance swim spa. Accessed from the side of the house there is also a sauna and a shower room. The beautifully maintained gardens are bordered by mature trees and shrubs providing privacy.





Approximate Gross Internal Area (including Garage) = 393.0 sq m / 4230 sq ft.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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