

Offers in Excess of:

£700,000

Garnham
H Bewley

Rowplatt Lane, Felbridge, East Grinstead



- Impressive Three Bedroom Bungalow
- Spacious Accommodation
- Kitchen / Dining / Family Area
- Family Bathroom & Separate Wet Room
- Good Sized Lounge
- Under Floor Heating
- Driveway & Garage
- Stunning Grounds

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Pixie Wood, Rowplatt Lane, Felbridge, East Grinstead, Surrey RH19 2PA

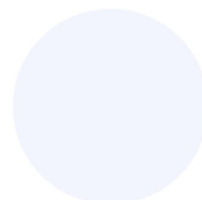
This incredible, three-bedroom family home is ideally situated in a quiet location in Felbridge, set along a private lane. Having undergone a complete renovation and thoughtful extension by the current owners, the property now offers a beautifully presented and spacious residence. Set within wraparound private gardens enjoying a desirable southerly aspect, it provides ample accommodation along with driveway parking and a detached garage.

Upon entering, you are welcomed by an inviting entrance hall that leads into a stunning open-plan kitchen, dining, and family room. This impressive space is fitted with a comprehensive range of wall and base units, complemented by elegant quartz work surfaces. French doors open directly onto the rear garden, allowing natural light to flood the room, while still leaving plenty of space for both living and dining furniture. A door leads through to a practical utility room, which in turn provides access to a beautifully appointed wet room with WC.

The property also boasts a spacious lounge featuring a charming fireplace and sliding doors opening out onto the garden, creating a bright and airy living space ideal for relaxation or entertaining. The family bathroom is stylishly fitted and benefits from a window overlooking the rear aspect, enhancing both light and ventilation. All bedrooms are generously sized, offering ample space for a full range of bedroom furniture, making them comfortable and versatile.

Further benefits include underfloor heating throughout, adding a touch of luxury and efficiency. There is also excellent potential to extend into the loft (subject to planning permission), offering scope to create additional accommodation.

Outside, the property has been beautifully landscaped, creating several stunning seating areas, a summer house, superb privacy, expanses of lawn, mature shrubs and flowering plants, driveway parking, two side accesses and a detached single garage. Presented in immaculate decorative order throughout, this is a truly exceptional home that must be viewed to be fully appreciated.



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Entrance Hall

Kitchen / Diner / Family Room

19' 1" x 12' 8" (5.82m x 3.86m)

Kitchen Area

10' 8" x 8' 11" (3.25m x 2.72m)

Lounge

19' 1" x 10' 6" (5.82m x 3.20m)

Utility

Shower Room

Master Bedroom

16' 3" x 10' 10" (4.95m x 3.30m)

Bedroom 2

12' 5" x 10' 9" (3.78m x 3.28m)

Bedroom 3

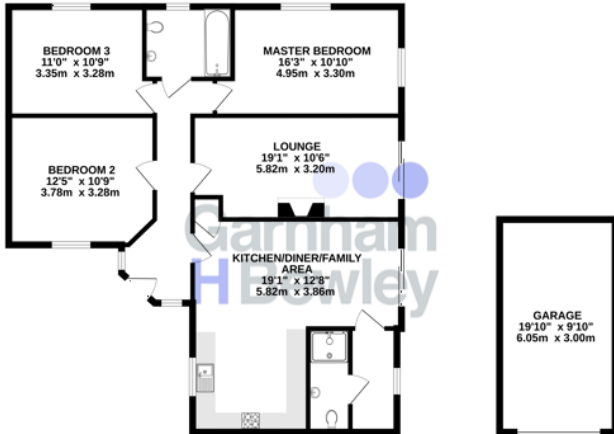
10' 9" x 11' 0" (3.28m x 3.35m)

Family Bathroom

Detached Garage

9' 10" x 19' 10" (3.00m x 6.05m)

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the foregoing information, measurements of plots, buildings, fixtures and fittings are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or reliability on the date made with Building 12/2020.



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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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