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Felcot Road, Furnace Wood

Guide Price £1,500,000 – £1,600,000

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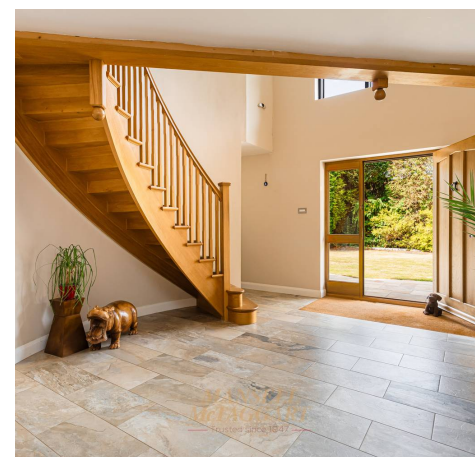
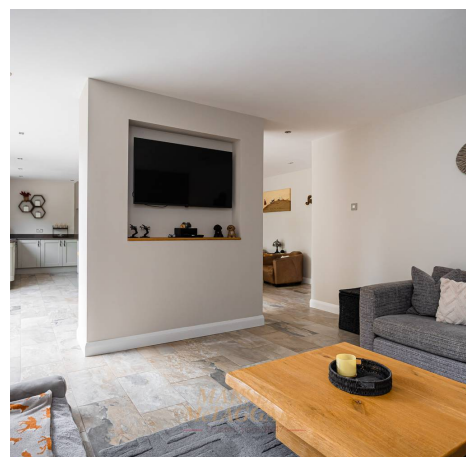
# April Cottage Felcot Road

Felbridge, East Grinstead

Guide price £1,500,000 – £1,600,000

A architecturally designed executive detached family home offering four double bedrooms, four bathrooms and four spacious reception rooms, ideally situated within the private and highly sought-after Furnace Wood estate. Constructed in 2015, this exceptional home extends to approximately 4,392 sq ft of well appointed accommodation. Set within a generous plot of approximately 0.75 acres, the property further benefits from a double garage and a beautifully maintained south-east facing rear garden.

The living accommodation briefly comprises: grand entrance hall with understairs storage cupboard; downstairs cloakroom; cinema room with surround sound speakers; home office with front aspect views; living room with a log burner and French doors to the garden; lounge; open-plan kitchen/dining room/snug with a base-level units, electric oven, 6-ring induction hob, dishwasher, larder, kitchen island, space for further appliances, and bi-fold doors to the rear garden. A laundry room, utility room with a range of wall and base-level units, Butler sink, plumbing for a washing machine and tumble dryer, and door access to the garden concludes the ground floor.





## Felcot Road, Furnace Wood

- The first floor is centred around a spacious galleried landing featuring vaulted ceilings and an attractive chapel-style window. The impressive principal bedroom benefits from a walk-in dressing room with fitted wardrobes and a luxurious en suite comprising a WC, wash hand basin, walk-in shower and freestanding bath. A generous guest bedroom also enjoys a walk in dressing room with fitted wardrobes and an en suite shower room with a WC and wash hand basin. There are two further double bedrooms, one with a walk-in wardrobe with fitted wardrobes and the other with its own en suite shower room featuring a WC and wash hand basin. Completing the first-floor accommodation is a beautifully appointed family bathroom, fitted with a WC, wash hand basin, freestanding bath and separate shower cubicle.

The property further benefits from underfloor heating throughout the ground floor.

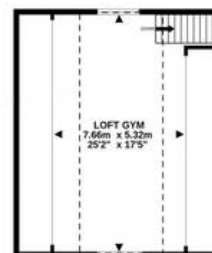
Externally, electric gates open onto a spacious driveway providing parking for multiple vehicles, with electric up-and-over doors giving access to the double garage with power and lighting, together with stairs leading to a versatile loft room, currently arranged as a home gym. Gated side access leads to the south-east facing rear garden, which is predominantly laid to lawn and features a generous patio terrace adjoining the rear of the property, ideal for outdoor entertaining. The approximately 0.75-acre plot is beautifully screened by a variety of mature trees, hedging and established shrubs, creating an exceptional sense of privacy and seclusion.



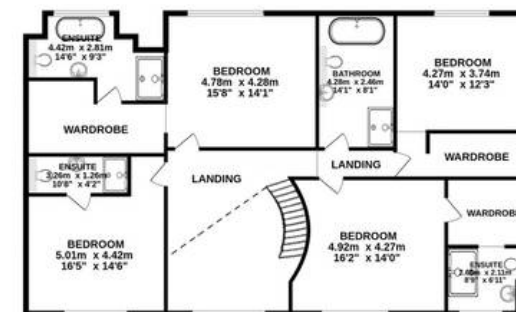
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GROUND FLOOR  
210.1 sq.m. (2262 sq.ft.) approx.



1ST FLOOR  
197.9 sq.m. (2131 sq.ft.) approx.



TOTAL FLOOR AREA : 408.1 sq.m. (4392 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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