

Price:

£875,000

58 Copthorne Road, Felbridge, East Grinstead



- Characterful Detached Bungalow
- Four Double Bedrooms
- Tastefully Appointed Kitchen with Appliances
- Beautifully Landscaped Rear Garden
- Gated Driveway for Multiple Cars
- Large Integral Garage
- State of the Art Garden Office
- Walking Distance to Excellent Primary & Secondary

For further information contact Garnham H Bewley:

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





## 58 Copthorne Road, Felbridge, East Grinstead, Surrey RH19 2NU

Garnham H Bewley are delighted to offer for sale this characterful and detached four bedroom bungalow, conveniently located within walking distance to excellent primary and secondary schools in the ever-popular and sought after village of Felbridge. Originally built in 1856 this property has been sensitively modernised and extended to create a home that enjoys modern comforts whilst maintaining its original charm.

As you enter the bungalow through an enclosed porch, you are instantly welcomed by a majestic and imposing dining hall which acts as the central hub of the home and provides access to all other rooms. It is vast in size and therefore versatile in its utility.

The kitchen comes complete with a variety of wall and base level units, integrated appliances, feature island with breakfast bar and storage underneath. In addition there is a Rangemaster Fridge/Freezer and Range cooker which are included in the sale. The Kitchen has been beautifully finished with a quartz work surface and enjoys an abundance of natural light from the roof sun lantern and in through the floor to ceiling windows spanning the rear aspect and overlooking the garden. The sitting room radiates character, its large bay window floods the room with natural light, creating a warm and relaxing atmosphere.

The Principal bedroom is located to the rear of the bungalow, it has excellent storage space with built-in wardrobes and is complimented by a tastefully appointed en-suite shower room. There is access to an impressive and fully useable loft space which spans the entirety of the property. There are two other double rooms and a smaller fourth bedroom, all serviced by the family bathroom which features a walk in shower as well as a panel-enclosed bath.

Outside, the rear garden has been beautifully landscaped and is mainly laid to lawn with areas of patio and a newly laid path which leads to a bespoke garden office / studio with a living roof. The garden is a real feature and enjoys a variety of mature shrubs, trees and flowers; offering an array of vibrance and colour. It soaks up the sun throughout the day. There is a large gated driveway to the front of the property which wraps around the front and side of the bungalow. The drive leads to the garage which has an electric up-and-over door and power inside. The garage can be accessed integrally and currently serves as a utility room for the current owners.



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## Ground Floor:

### Sitting Room

11' 10" x 20' 07" (3.61m x 6.27m)

### Dining Hall

17' 08" x 14' 05" (5.38m x 4.39m)

### Kitchen

17' 10" x 18' 08" (5.44m x 5.69m)

### Master Bedroom

19' 05" x 9' 08" (5.92m x 2.95m)

### En-Suite

4' 10" x 8' 05" (1.47m x 2.57m)

### Bedroom Two

11' 11" x 13' 0" (3.63m x 3.96m)

### Bedroom Three

8' 11" x 10' 11" (2.72m x 3.33m)

### Bedroom Four

6' 10" x 11' 02" (2.08m x 3.40m)

### Bathroom

8' 06" x 9' 01" (2.59m x 2.77m)

### Integral Garage

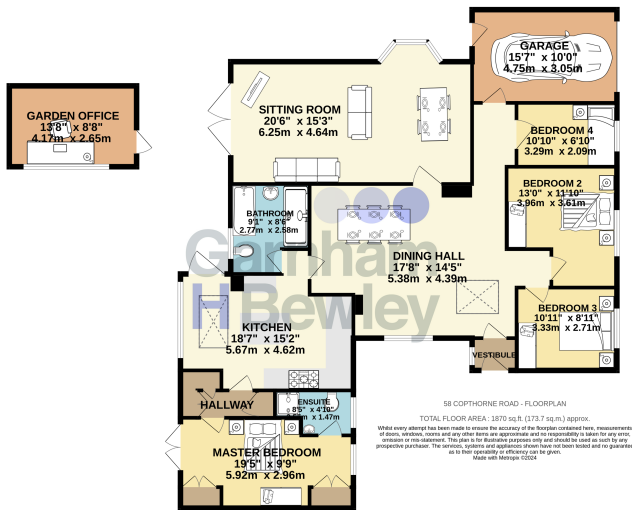
10' 01" x 15' 07" (3.07m x 4.75m)

### Outside

### Garden Office

8' 08" x 13' 08" (2.64m x 4.17m)

GROUND FLOOR  
1870 sq.ft. (173.7 sq.m.) approx.



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**NEAREST STATIONS:**

East Grinstead Station (1.6 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.0 miles)

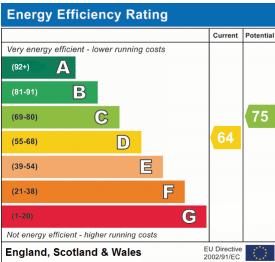
**NEAREST SCHOOLS:**

Felbridge Primary School - Ofsted: Good (0.1 miles)

Imberhorne School - Ofsted: Good (0.7 miles)

Halsford Park Primary School - Ofsted: Good (1.1 miles)

St Peter's Catholic Primary School - Ofsted: Good (1.2 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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