

Guide Price

£925,000

Garnham  
H Bewley

Rowplatt Lane, Felbridge



- Stunning Detached Family Home
- Four/Five Bedrooms
- Kitchen and Orangery
- Sitting Room and Family Room
- Study/Bedroom Five
- Master Suite With Dressing Room & Ensuite
- Garage and Driveway

For further information contact Garnham H Bewley:

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



## Gentian Cottage, Rowplatt Lane, Felbridge, Surrey RH19 2NY

Garnham H Bewley are pleased to present to the market this stunning four/five bedroom detached family home offering beautiful gardens providing a great space for entertaining and set within the ever popular Felbridge area offering great access for local schools. The property offers ample and versatile living space boasting a kitchen opening onto the orangery with views over the garden, sitting room with log burning stove, family room, bedroom five/study, downstairs shower room/utility, master suite with walk through wardrobe area and en-suite, family bathroom, ample storage throughout and garage. The property is approached via a driveway offering ample driveway parking and the property is set back from the road providing a great deal of privacy. There is also the added bonus of solar panels to help with the bills and internal viewings come highly recommended to fully appreciate this great example of detached family home.

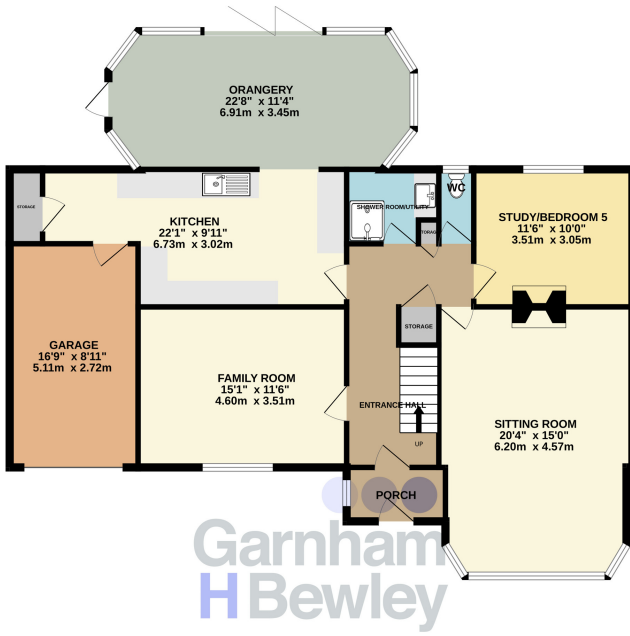
The ground floor consists of front door into entrance porch with door leading into the entrance hall which provides access to the stairs to first floor and downstairs shower/utility area which has been fitted with shower cubicle, wash hand basin, space for tumble dryer and heated towel rail. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, double butler sink with drainer, space for freestanding range cooker, fridge/freezer, washing machine, integrated dishwasher, access to the handy larder cupboard, rear door into the garage and opening onto the orangery which has bi-folding doors onto the garden. The living room is set to the front aspect with bay window to the front and feature log burning stove. The family room is set to the front aspect and there is also the study/bedroom five which overlooks the rear aspect and versatile in its use. The first floor consists of the master suite again is versatile in how you use it but is currently set up as walk through wardrobe area with window to the front aspect and leading through to the en-suite which has been fitted with shower cubicle with Aqualisa shower, wash hand basin, low level W.C., bidet and heated towel rail. The main bedroom area is spreads from the front to the rear of the property with double aspect windows and fitted storage cupboards. Bedroom two overlooks the front aspect and bedroom three is set to the rear aspect with double aspect windows. There is also the family bathroom which has been fitted with a tile enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail, shaver point and window to the side aspect. On the first floor there is various pockets of eaves providing ample storage. The property is approached via York stone paved driveway parking for multiple vehicles leading to the garage with electric door. The mature front garden offers excellent frontage with a range of shrubs and even a plum tree. The rear garden must be seen to be appreciated, mainly laid to lawn offering plenty of privacy and seclusion and L-shapes to a further garden and greenhouse. The present owners have created a fun space that incorporates a range of seating areas, pergola, kids climbing frame, shed and log store.



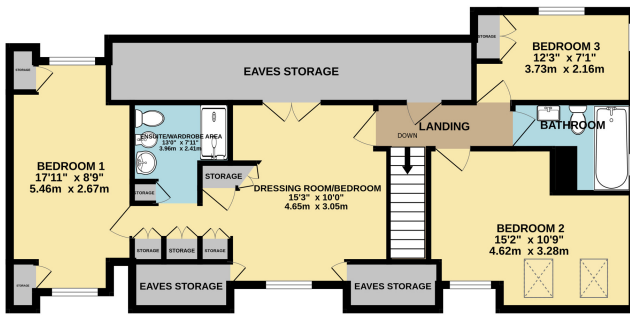
For further information contact Garnham H Bewley:  
Tel: 01342410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation

GROUND FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) 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.  
Made with Metropix ©2024

**Ground Floor**  
**Entrance Porch**

**Entrance Hall**

**Downstairs Shower Room/Utility**

**Kitchen**  
22' 1" x 9' 11" (6.73m x 3.02m)

**Orangery**  
22' 8" x 11' 4" (6.91m x 3.45m)

**Sitting Room**  
20' 4" x 15' 0" (6.20m x 4.57m) into bay

**Family Room**  
15' 1" x 11' 6" (4.60m x 3.51m)

**Study/Bedroom Five**  
11' 6" x 10' 0" (3.51m x 3.05m)

**First Floor**  
**Landing**

**Main Bedroom**  
17' 11" x 8' 9" (5.46m x 2.67m) into bay windows

**Bedroom/Dressing Room**  
15' 3" x 10' 0" (4.65m x 3.05m)

**En-suite and wardrobe Area**  
13' 0" x 7' 11" (3.96m x 2.41m)

**Bedroom 2**  
15' 2" x 10' 9" (4.62m x 3.28m)

**Bedroom 3**  
12' 3" x 7' 1" (3.73m x 2.16m)

**Family Bathroom**  
10' 11" x 6' 7" (3.33m x 2.01m)

**Outside**  
**Rear Garden**

**Front Garden**

**Garage**  
16' 9" x 8' 11" (5.11m x 2.72m)

**Driveway**



For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

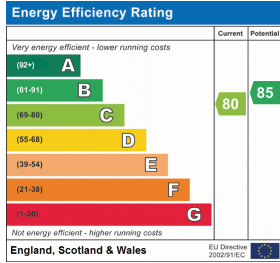


Transport Information

Nearest Railway Stations:

- East Grinstead (1.8 miles)
- Dormans (2.4 miles)
- Lingfield (3.2 miles)
- Three Bridges (5.7 miles)

2 x Bus stops in close proximity



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

For further information contact Garnham H Bewley:  
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk