

Price

£1,400,000

Garnham
H Bewley

Applegarth, Mill Lane, Felbridge



- Equestrian Property With 3.75 Acres
- Four Bedroomed Detached
- Separate Annexe
- Three Reception Rooms
- Private and Quiet Location
- Ample Parking
- Great Potential to Extend Subject to Planning
- 8 Stables with Floodlit School

For further information contact Garnham H Bewley:

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



Applegarth, Mill Lane Felbridge, RH19 2PE

Garnham H Bewley are delighted to offer for sale this fantastic opportunity to purchase an equestrian property within 3.75 acres, 8 stables with floodlit school, drained winter turnout pen, hay barn, outdoor sand school, self-contained annexe, ample parking and great privacy. The property is situated in the sought-after Mill Lane in Felbridge and currently has an application submitted for a further home to be built. (Further details upon request)

The ground floor accommodation consists of an inviting reception hall, fabulous open plan kitchen/breakfast/family room fitted in a comprehensive range of wall and base level units with area of work surfaces, 1 1/2 bowl inset sink/drain, breakfast bar, built in microwave, built in oven, five ring hob with cooker hood above, integrated dishwasher, integrated washing machine, triple aspect windows providing plenty of light and access out onto the front and back gardens. The spacious lounge enjoys a feature fireplace and opens through to the dining room which enjoys a wonderful outlook over the rear garden and paddocks. Off the dining room is a useful study/gym/playroom. There are three generous sized double bedrooms on the ground floor accommodation and a refitted downstairs shower room with double walk-in shower. The first floor accommodation consists of a large master bedroom with a comprehensive range of Sharpe's wardrobes providing plenty of hang space and storage. The master bedroom is complimented by a family shower room which is situated on the first floor there is further storage on the first floor landing. There is a self-contained annexe which is a spacious one bedroomed with fully fitted kitchen, light and airy lounge, double bedroom and fitted shower room.

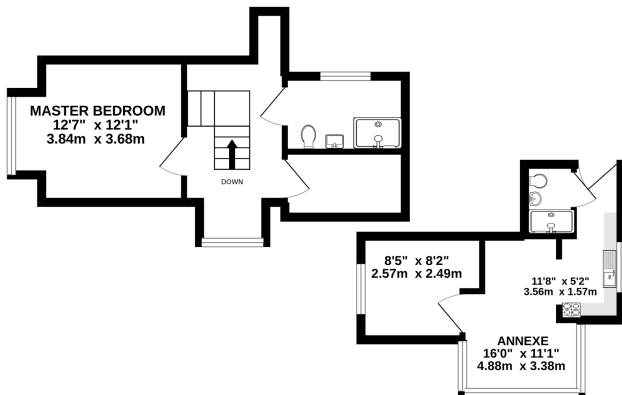
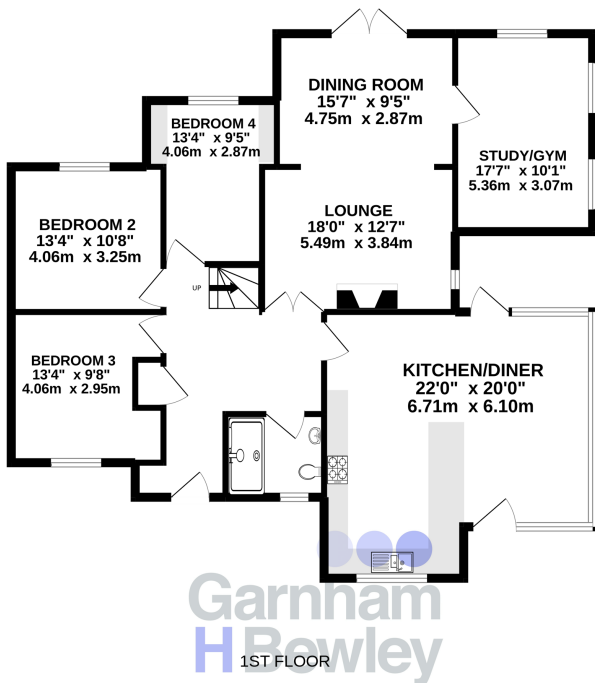
Outside, there is 8 stables with running water, power and light with easy access to the electric horse walker, paddocks and sand school. The property has great scope for further development of which an application has been made for a separate 3000sq ft home. Further details upon request can be made available. There is approximately 3.75 acres of ground with plenty of parking. The property is approached by a long drive leading to double gates. The property is within close proximity of Felbridge Showground, mainline railway stations to London terminals, great motorway links and Gatwick Airport.

Welcome
Home

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GROUND FLOOR



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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Accommodation

Reception Hall

Lounge

18' 0" x 12' 7" (5.49m x 3.84m)

Dining Room

15' 7" x 9' 5" (4.75m x 2.87m)

Kitchen/Breakfast/Family Room

22' 0" x 20' 0" (6.71m x 6.10m)

Study/Gym

17' 7" x 10' 1" (5.36m x 3.07m)

Bedroom 2

13' 4" x 10' 8" (4.06m x 3.25m)

Bedroom 3

13' 4" x 9' 8" (4.06m x 2.95m)

Bedroom 4

13' 4" x 9' 5" (4.06m x 2.87m)

Shower Room

First Floor

Master Bedroom

12' 7" x 12' 1" (3.84m x 3.68m)

Family Shower Room

One Bedroomed Annexe



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.0 miles

Dormans Station

2.4 miles

Lingfield Station

3.1 miles

East Grinstead
01342 410227

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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