

Price

£750,000

Garnham  
H Bewley

64 Copthorne Road, Felbridge,



- Substantial family home extending to approx. 2,372 sq ft
- Five/six bedrooms
- Impressive open-plan kitchen, dining and family room
- Two additional reception spaces
- Excellent storage throughout
- Large driveway for up to five vehicles
- Very large rear garden
- Desirable Felbridge location

For further information contact Garnham H Bewley:

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



## 64 Copthorne Road, Felbridge, Surrey RH19 2NU

Garnham H Bewley are delighted to offer this impressive and versatile family home offers approximately 2,372 sq ft of well-planned accommodation arranged over two floors, providing generous living space ideally suited to modern family life.

The property is approached via a large driveway providing parking for up to five vehicles, complemented by a car port to the front, offering excellent practicality for families and visitors alike. The ground floor is centred around a superb open-plan kitchen, dining and family area, extending to an excellent size and forming the heart of the home —perfect for entertaining, everyday living and social gatherings. The kitchen benefits from ample worktop space and a central island, flowing seamlessly into the dining and seating areas. A separate utility room with additional storage adds practicality and keeps day-to-day chores discreetly tucked away. To the front of the property is a spacious living room, ideal for quieter evenings, while an additional reception room/bedroom six provides excellent flexibility for use as a home office, guest room or playroom. The ground floor also features a master bedroom with dressing area and en-suite bathroom, offering a private retreat, along with a welcoming entrance hall and further storage throughout.

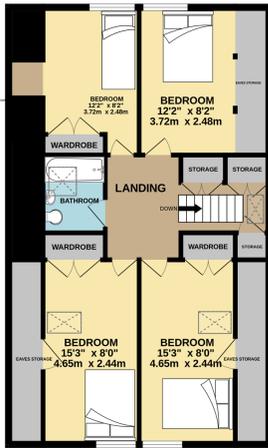
The first floor continues to impress with four well-proportioned bedrooms, all accessed from a central landing. These rooms are served by a family bathroom and benefit from excellent built-in storage, including eaves storage, making them ideal for growing families or those requiring flexible accommodation.

Externally, the property boasts a very large rear garden, offering exceptional outdoor space for families, entertaining or future landscaping potential. Ideally located in Felbridge, the home is conveniently positioned for local schools, shops and everyday amenities, making it a superb choice for families seeking space, comfort and a well-connected village setting.



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1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



# Accommodation

## Ground Floor Porch

### Entrance Hall / Reception Area

#### Living Room

17' 4" x 13' 2" (5.28m x 4.01m)

### Kitchen / Dining / Family Area

22' 4" x 20' 0" (6.81m x 6.10m)

#### Utility Room

13' 5" x 10' 5" (4.09m x 3.17m)

#### Master Bedroom

17' 2" x 8' 11" (5.23m x 2.72m)

#### Dressing Room / Bathroom

### Bedroom 6 / Reception Room

12' 2" x 10' 0" (3.71m x 3.05m)

### First Floor Bedroom

15' 3" x 8' 0" (4.65m x 2.44m)

#### Bedroom

15' 3" x 8' 0" (4.65m x 2.44m)

#### Bedroom

12' 2" x 8' 2" (3.71m x 2.49m)

#### Bedroom

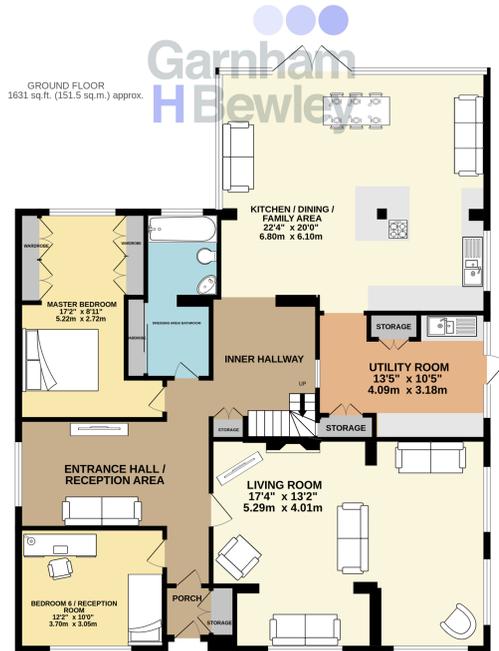
12' 2" x 8' 2" (3.71m x 2.49m)

#### Bathroom

### Outside Front & Rear Garden

#### Car Port

#### Driveway



TOTAL FLOOR AREA : 2372 sq.ft. (220.4 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.  
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**NEAREST TRAIN STATIONS**

East Grinstead Station - 1.8 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.0 miles

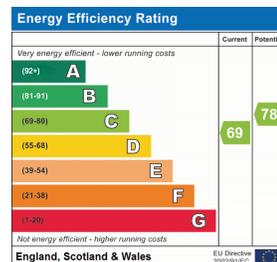
**NEAREST SCHOOLS**

Felbridge Primary School - 0.2 miles

Imberhorne School - 0.8 miles

Halsford Park Primary School - 1.2 miles

St Peter's Catholic Primary School - 1.3 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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