

Guide Price  
£900,000

£880,000

Garnham  
H Bewley

Witham Cottage Felcot Road, West Sussex, Felbridge



- Detached Family Home
- Four/Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Detached Double Garage
- Large Gardens
- Private Estate
- Spacious Accommodation

For further information contact Garnham H Bewley:

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



## Witham Cottage Felcot Road, West Sussex, Felbridge RH19 2QA

Guide Price £880,000 - £900,000. Garnham H Bewley are delighted to present to the market this very spacious four/five bedroom detached family home. Boasting three reception rooms, three bathrooms, spacious accommodation and large gardens. The family home is also located on the ever popular Furnace Wood Estate. The ground floor consists of a welcoming entrance hallway which provides access to most of the downstairs rooms and also where there are stairs leading to the first floor. The three reception rooms all enjoy views over the gardens with two of the reception rooms providing access out to the gardens. Also on the ground floor is a double bedroom, separate study and downstairs bathroom. The kitchen / breakfast room is a great size and offers a range of wall and base level storage. The kitchen also provides access out to the rear garden.

The first floor of the property has a further three double bedrooms and two bathrooms. All bedrooms on the first floor are double rooms and either provide space for a range of bedroom style furniture or benefit from built in storage and wardrobes.

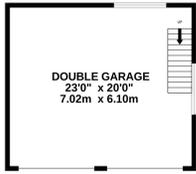
Outside the property enjoys a large expanse of lawn surrounded by a range of mature hedges and trees. The gardens are beautifully looked after and provides a great space for all the family to enjoy. There is a large patio area, multiple storage sheds and a detached double garage with garage room above which can be versatile in its use. Towards the front of the property there is driveway parking for multiple cars and viewings come highly recommend to appreciate the size of the property and plot.



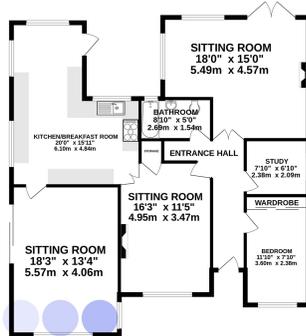
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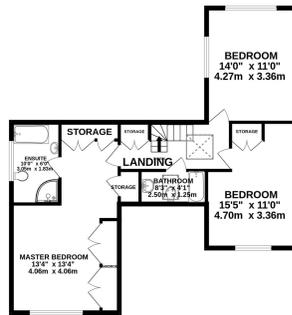
# Accommodation



**GROUND FLOOR**  
1664 sq.ft. (154.5 sq.m.) approx.



**1ST FLOOR**  
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 2728 sq.ft. (253.4 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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## Ground Floor

### Entrance Hallway

### Sitting Room

18' 0" x 15' 0" (5.49m x 4.57m)

### Sitting Room

18' 3" x 13' 4" (5.56m x 4.06m)

### Sitting Room

16' 3" x 11' 5" (4.95m x 3.48m)

### Kitchen / Breakfast Room

20' 0" x 15' 11" (6.10m x 4.85m)

### Downstairs Bedroom

11' 10" x 7' 10" (3.61m x 2.39m)

### Study

7' 10" x 6' 10" (2.39m x 2.08m)

### Downstairs Bathroom

8' 10" x 5' 0" (2.69m x 1.52m)

## First Floor

### Master Bedroom

13' 4" x 13' 4" (4.06m x 4.06m)

### Ensuite Bathroom

10' 0" x 6' 0" (3.05m x 1.83m)

### Bedroom

15' 5" x 11' 0" (4.70m x 3.35m)

### Bathroom

14' 0" x 11' 0" (4.27m x 3.35m)

### Bathroom

8' 3" x 4' 1" (2.51m x 1.24m)

## Outside

### Double Garage

23' 0" x 20' 0" (7.01m x 6.10m)

### Room Above Garage

### Large Gardens



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## NEAREST STATIONS

East Grinstead Station - 2.4 miles

Dormans Station - 3.1 miles

Lingfield Station - 3.8 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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