

OIEO

£1,500,000

Garnham
H Bewley

6 Coppice Vale, Felbridge,



- Impressive Exclusive Family Home
- Five Bedrooms, Four Bathrooms
- Five Reception Rooms
- Beautifully Finished Throughout
- Utility and Downstairs Cloakroom
- Ample Driveway Parking and Double Garage
- No Onward Chain
- Popular Location

For further information contact Garnham H Bewley:

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



6 Coppice Vale, Felbridge, West Sussex RH19 2SJ

This exceptional detached house offers a remarkable blend of spacious, modern family living with beautifully presented interiors. Constructed in 2016, the home provides energy-efficient accommodation, thoughtfully designed for contemporary family life. It boasts five reception rooms, a stunning kitchen/breakfast/family room, and generous spaces that seamlessly flow into the outdoor terraces and gardens – ideal for entertaining. Upon entry, you are welcomed by an expansive L-shaped reception hallway, leading to the various reception rooms. The double aspect dining room, located at the front of the house, is a perfect setting for family meals, while the study, cloakroom, and media room are also conveniently positioned at the front, providing versatile spaces for work and relaxation. The heart of the home lies to the rear, where the impressive kitchen/breakfast/family room takes center stage. This beautifully appointed space includes an array of extensive wall and base units with integrated appliances, a central island, a range cooker, and a walk-in pantry. A dedicated family/sitting area is positioned at one end, providing the perfect spot to unwind, and French doors open out to the terrace and gardens, connecting the indoor and outdoor spaces. A utility room, located off the reception hall, adds further practicality with direct access to the side of the house. The formal living room is equally impressive, featuring a fireplace, a fitted library-style bookcase, and French doors leading to the terrace and garden – creating a wonderful flow for entertaining. Upstairs, the triple aspect principal bedroom is a luxurious retreat, featuring an en suite dressing room, a large en suite bathroom, and a Juliet balcony overlooking the tranquil rear garden. The second bedroom, located at the front of the house, benefits from its own en suite dressing room and beautifully appointed shower room. Three additional bedrooms (one with an en suite shower room) share the use of a family bathroom. Outside The property is approached via a five-bar gated entrance, leading to a gravel driveway with ample parking space and access to a detached double garage. The surrounding gardens are beautifully landscaped with mature trees, shrubs, and plants, providing privacy and a peaceful atmosphere. A paved terrace runs the width of the house, offering the perfect space for al fresco dining and relaxation. Location This beautiful home is located on the edge of the picturesque village of Felbridge, nestled between the borders of Sussex, Surrey, and Kent, and just to the north-west of East Grinstead. East Grinstead is a vibrant medieval market town with a variety of amenities, including supermarkets, independent shops, restaurants, cafes, and a cinema. It also boasts excellent transport links, with East Grinstead train station providing direct services to London Victoria and London Bridge in under an hour. Gatwick Airport and the M23 are also within easy reach, offering convenient access to London, Brighton, and the Sussex coastline. The area is renowned for its exceptional schools, both state and private, including Felbridge Primary School, Copthorne Preparatory, and Brambletye, among others.



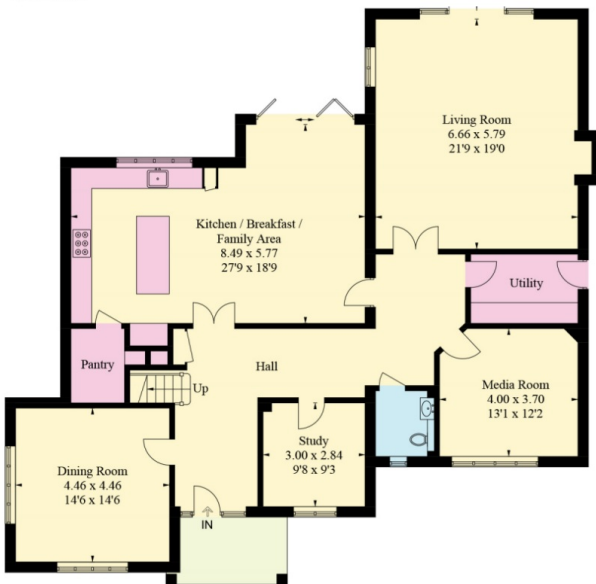
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Accommodation



First Floor



Ground Floor

Approximate Gross Internal Area = 344.8 sq m / 3711 sq ft
Garage = 39.4 sq m / 424 sq ft
Total = 384.2 sq m / 4135 sq ft

Reception Hall

Downstairs W.C

Kitchen / Breakfast / Family Room
27' 9" x 18' 9" (8.46m x 5.71m)

Living Room
21' 9" x 19' 0" (6.63m x 5.79m)

Formal Dining Room
14' 6" x 14' 6" (4.42m x 4.42m)

Study
9' 8" x 9' 3" (2.95m x 2.82m)

Media Room
13' 1" x 12' 2" (3.99m x 3.71m)

Utility

First Floor

Master Bedroom
24' 6" x 18' 1" (7.47m x 5.51m)

Dressing Room
En-suite

Bedroom 2
21' 6" x 14' 6" (6.55m x 4.42m)

Dressing Room
En-suite

Bedroom 3
16' 2" x 13' 9" (4.93m x 4.19m)

En-suite

Bedroom 4
13' 8" x 11' 0" (4.17m x 3.35m)

Bedroom 5
11' 8" x 9' 7" (3.56m x 2.92m)

Family Bathroom

Double Garage
21' 0" x 20' 2" (6.40m x 6.15m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

1.8 miles

Dormans Station

2.6 miles

Lingfield Station

3.4 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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