

Price

£1,250,000

Garnham  
H Bewley

Copthorne Road, Felbridge



- Impressive Four Bedroomed Home
- Fabulous Open Plan Living
- Master Suite with Dressing Area
- Two Garages and Ample Gated Parking
- Orchard, Woodland and Paddock Approx 14 3/4 Acres
- No Onward Chain
- Private and secluded location offering stunning and uninterrupted views across open fields and woodland.

For further information contact Garnham H Bewley:

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



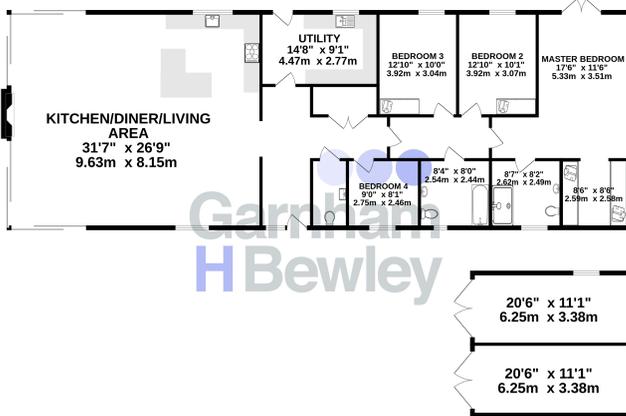
## Olivo, Copthorne Road, Felbridge, Surrey RH19 2QG

Garnham H Bewley are delighted to offer for sale this rare opportunity to purchase a sensational four bedroomed detached residence occupying an impressive 14 3/4 acres of ground built in 2020 and beautifully designed by a local architect to keep in keeping with the surroundings. This is an incredible home which comes with a 10 year new build structural warranty has been built to a very high specification with a state-of-the-art standing seam red zinc roof, aluminium triple glazed windows and luxurious bathrooms and utility room. The property is run on modern technology with a Smart Home system being controlled remotely, including lighting (lightwave), a HEOS sound system linked to the television, CCTV, security/intruder alarm, Boiler, Klargester, double driveway gates, door entry system and automated generator. The historical Bakers Wood a protected woodland borders on the North and there is an SSSI reserve to the south. The accommodation consists of an inviting reception room with underfloor heating and tiled flooring which continues throughout the property, large storage cupboard housing the hot water tank, under floor heating and comms for the house. There are stylish glazed sliding doors through to the open plan kitchen/dining/living area which enjoys a freestanding fully glazed wood burner flanked by display shelving, four sets of floor to ceiling sliding doors creating a wonderful outlook over the grounds and access to the decked area. There are Velux windows providing plenty of light and a stunning kitchen which is fitted with a comprehensive range of wall and base level units with granite work surfaces and central island with breakfast bar with storage under, built-in double oven, hob, integrated fridge / freezer, integrated wine cooler and dishwasher, inbuilt lighting within the kitchen units. There is a large utility / dog room which is fitted with units, area of worksurfaces, inset sink / drainer, space for appliances and a window and door onto the decked area. The master suite is a very generous size and has a large dressing area with floor to ceiling wardrobes providing plenty of storage and hanging space and a luxurious ensuite shower room. There is a separate bathroom which has been beautifully finished which serves bedroom two, bedroom three and bedroom four. All bedrooms enjoy a view across the rear garden and fields. Outside, the house is approached by a long private lane leading to double electric gates opening to ample driveway parking. There is a double garage, large greenhouse and to the left-hand side of the driveway a covered oak entertaining area with outdoor kitchen incorporating oven, hob, wine fridge, rotisserie, granite worktops, seating area, and electricity and lighting connected. The main gardens to the east of the house have a wonderful view over the paddocks. The decking expands the width of the house and leads onto the large expanse of lawn, seating areas, water feature and a tree deck in the garden. The home office/ studio could be used as an Annexe subject to planning and the garden sheds will remain. Due to the location of the property and the extensive paddock and grounds this property offers the potential for use as a small holding and, subject to planning, for equestrian purposes.



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GROUND FLOOR



Garnham  
H Bewley

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 can be given regarding their operation or efficiency over the years.  
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**Reception Hall**  
16' 5" x 6' 4" (5.00m x 1.93m)

**Separate W.C.**

**Kitchen / Diner / Living Area**  
31' 7" x 26' 9" (9.63m x 8.15m)

**Utility**  
14' 8" x 9' 1" (4.47m x 2.77m)

**Master Bedroom**  
17' 6" x 11' 6" (5.33m x 3.51m)

**Dressing Area**  
8' 6" x 8' 6" (2.59m x 2.59m)

**En-suite**  
8' 7" x 8' 2" (2.62m x 2.49m)

**Bedroom 2**  
12' 10" x 10' 1" (3.91m x 3.07m)

**Bedroom 3**  
12' 10" x 10' 0" (3.91m x 3.05m)

**Bedroom 4**  
9' 0" x 8' 1" (2.74m x 2.46m)

**Family Bathroom**  
8' 4" x 8' 0" (2.54m x 2.44m)

**Garage 1**  
11' 1" x 20' 6" (3.38m x 6.25m)

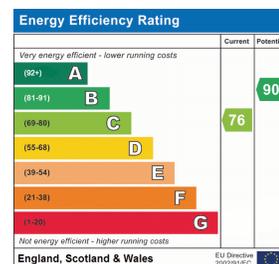
**Garage 2**  
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**Outbuildings**





The main gardens to the east of the house have a wonderful view over the paddocks. The decking expands the width of the house and leads onto the large expanse of lawn, seating areas, water feature and a tree deck in the garden. The home office/ studio could be used as an Annexe subject to planning and the garden sheds will remain. There is an orchard area, enclosed paddock with stable and storage sheds, large enclosed woodstore with abundance of logs provided. Adjacent to the property enjoys a 45 - acre yachting and fishing lake of which club memberships and boat storage berths are available and to the potential as a small holding and for equestrian. The property is superbly located for popular primary and secondary schools, amenities and access to M23, M25, Gatwick airport and mainline railway stations. There is a 45 acre yachting and fishing lake adjacent which offers memberships and boat storage berths and the entire property and grounds lend themselves to use as a small holding and, subject to planning, for equestrian purposes.



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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