

Guide Price

£925,000

Garnham
H Bewley

6 Hedgecourt Place, Felbridge



- Stunning Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Double Garage & Driveway
- Kitchen/Breakfast Room
- Utility and Downstairs Cloakroom
- Gated executive development

For further information contact Garnham H Bewley:

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



6 Hedgecourt Place, Felbridge, Surrey RH19 2PJ

Garnham H Bewley are pleased to present to the market this detached family home set within a Gated executive development with Five bedrooms, Four bathrooms, over 2400 sq ft of living space, Double garage and ample Driveway parking.

A well presented and extremely spacious, five bedroom detached family home which offers over 2400 sq ft of versatile living space. Ideally situated in an executive gated development of only nine other similar homes, this property provides generously proportioned accommodation throughout. This briefly comprises; 'L' shaped reception hall with internal access to the garage, family room/study, downstairs cloakroom, spacious dual aspect living room with bi-folding doors opening to the garden and open fire with marble surround, dining room, fitted kitchen with breakfast area and French doors opening to the garden, useful utility room with a door to the side completes the ground floor. On the first floor there is an impressive master bedroom with ensuite bathroom, two guest bedrooms with ensuite shower rooms, family bathroom and two further bedrooms all of which benefit from fitted wardrobes. Externally there is brick paved, driveway parking for at least three vehicles and leading to the double garage. Side access is provided to the rear garden which is mainly laid to lawn. The residents of Hedgecourt Place also benefit from the exclusive use of a well maintained, communal field to the rear of the development. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.



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1ST FLOOR



TOTAL FLOOR AREA: 2467sq.ft. (229.2 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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Accommodation

Ground Floor Entrance Hall

Cloakroom

Kitchen/Breakfast Room
29' 0" x 10' 6" (8.84m x 3.20m)

Utility Room

Sitting Room
20' 0" x 12' 0" (6.10m x 3.66m)

Dining Room
15' 0" x 10' 2" (4.57m x 3.10m)

Study/Family Room
10' 10" x 8' 7" (3.30m x 2.62m)

First Floor Landing

Master Bedroom
15' 3" x 10' 0" (4.65m x 3.05m)

En-suite

Bedroom 2
15' 5" x 11' 5" (4.70m x 3.48m)

En-suite

Bedroom 3
11' 8" x 11' 8" (3.56m x 3.56m)

En-suite

Bedroom 4
10' 8" x 8' 2" (3.25m x 2.49m)

Bedroom 5
10' 1" x 7' 10" (3.07m x 2.39m)

Family Bathroom

Outside Rear Garden

Double Garage
17' 8" x 17' 3" (5.38m x 5.26m)

Driveway



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Energy Efficiency Rating		
Very energy efficient - lower running costs		Current Potential
(92+)	A	7179
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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