

Price

£1,750,000

Garnham
H Bewley

55 Crawley Down Road, Felbridge,



- Over 4,500 sq ft of luxury living space
- Five bedrooms, four luxurious bathrooms
- Bespoke design with high-end finishes throughout
- Stunning open-plan kitchen/dining area
- Dedicated cinema room
- Gated Driveway & Double Garage
- Manicured grounds, hot tub, swim spa, Sauna

For further information contact Garnham H Bewley:

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



55 Crawley Down Road, Felbridge, Surrey RH19 2PP

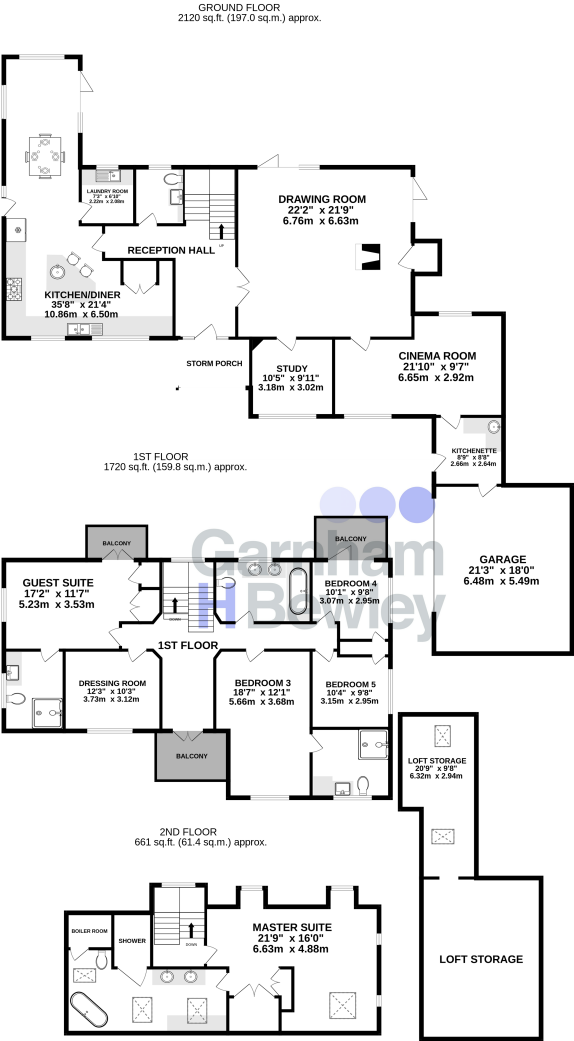
Tucked away in the highly sought-after village of Felbridge, this individually designed residence offers over 4,500 square feet of impeccably finished living space across three expansive floors with under floor heating throughout. Seamlessly blending contemporary design with refined luxury, this truly exceptional home presents a rare opportunity for those seeking privacy, space, and elegance in equal measure. From the moment you arrive via the sweeping private driveway, the sense of exclusivity is immediately apparent. Set within beautifully landscaped grounds, the property features vast manicured lawns, multiple seating areas, a sunken relaxation zone, and a host of luxurious lifestyle amenities. These include a hot tub, swim spa, sauna, and a bespoke outdoor cinema—perfect for entertaining or unwinding in total tranquility.

Inside, the heart of the home is the stunning open-plan kitchen and dining area. Designed for both family life and entertaining, this space is fitted with an extensive range of high-quality cabinetry, granite work surfaces, an inset sink, space for a range cooker and American-style fridge-freezer, integrated microwave and dishwasher, central island with breakfast bar, and a spacious dining and family area. All of this is enhanced by views across the gardens and a striking, built-in saltwater fish tank that serves as a unique and captivating focal point. The ground floor also includes a sophisticated drawing room with a Japanese-style and bi-fold doors opening onto a terrace, a dedicated cinema room with bespoke seating, a study overlooking the front garden, a utility room, and a guest cloakroom.

Accommodation comprises five to six generous bedrooms and four luxurious bathrooms, all appointed with premium fittings. The standout master suite offers a large bedroom space, a stylish en-suite with his-and-hers sinks, a steam/shower room, and a freestanding designer bathtub. A separate guest suite benefits from a bespoke fitted dressing room and private balcony with views over the grounds. In total, three balconies provide serene, elevated retreats. Further features include a staff kitchenette—ideal for hosting or accommodating live-in help—a large double garage with electric doors and loft storage, and ample off-street parking.



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TOTAL FLOOR AREA : 4502 sq.ft. (418.2 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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Reception Hall
19' 4" x 6' 7" (5.89m x 2.01m)

Downstairs W.C.

L-Shape Kitchen / Dining Room
35' 8" x 21' 4" (10.87m x 6.50m)

Utility Room
6' 10" x 7' 3" (2.08m x 2.21m)

Drawing Room
22' 2" x 21' 9" (6.76m x 6.63m)

Study
10' 5" x 9' 11" (3.17m x 3.02m)

Cinema Room
21' 10" x 9' 7" (6.65m x 2.92m)

Kitchenette
8' 8" x 8' 9" (2.64m x 2.67m)

First Floor Landing

Guest Suite With Balcony
17' 2" x 11' 7" (5.23m x 3.53m)

En-suite

Dressing Room
12' 3" x 10' 3" (3.73m x 3.12m)

Bedroom Three With Balcony
18' 7" x 12' 1" (5.66m x 3.68m)

En-suite

Bedroom 4 with Balcony
9' 8" x 10' 1" (2.95m x 3.07m)

Bedroom 5
10' 4" x 9' 8" (3.15m x 2.95m)

Family Bathroom

Second Floor Master Suite
21' 9" x 16' 0" (6.63m x 4.88m)

En-suite
19' 7" x 7' 8" (5.97m x 2.34m)

Double Garage
21' 3" x 18' 0" (6.48m x 5.49m)





NEAREST RAILWAY STATIONS

East Grinstead Station

1.8 miles

Dormans Station

2.3 miles

Lingfield Station

3.1 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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