

£925,000

Cotehele Cottage, Mill Lane, Felbridge



- Substantial Detached Family Room
- Four Bedrooms
- Inviting Reception Hall
- Spacious Lounge
- Kitchen / Breakfast Room
- Separate Dining Room
- En-suite To Master Bedroom
- Driveway and Double Garage

For further information contact Garnham H Bewley:

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



Cotehele Cottage, Mill Lane Felbridge RH19 2PE

Garnham H Bewley are delighted to offer for sale this substantial four bedroomed detached family home occupying a wonderful sized plot with plenty of off road parking, double garage and large gardens. The property is situated in the ever popular location of Mill Lane and is offered in excellent decorative order.

The ground floor accommodation consisted of entrance hall opening to a large inviting reception hall with doors to all downstairs rooms. The spacious living room enjoys a wonderful outlook over the rear garden with a door leading out onto the patio. To the front right of the property is a study and alongside the living room is a generous sized dining room which has access into the kitchen/breakfast room through double doors. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, inset one and a half bowl sink/drain, built in double oven with separate four ring hob and cooker hood over, space for dishwasher and under counter fridge, glass display units, part tiled walls, inset ceiling lighting, double aspect windows and a door to the garden. Off the kitchen is a useful utility with a two year old boiler, space for washing machine and a door into the garage. On the ground floor there is a separate WC.

The first floor accommodation consists of a bright and airy landing with four great sized bedrooms with wonderful outlooks over the grounds to the front or rear. The master bedroom has the luxury of a dressing area and an en-suite bathroom. The other bedrooms are complimented by the family shower room fitted with a large shower, low level W.C, wash hand basin, heated towel rail/radiator, shaver point, fully tiled walls and a window to the rear aspect.

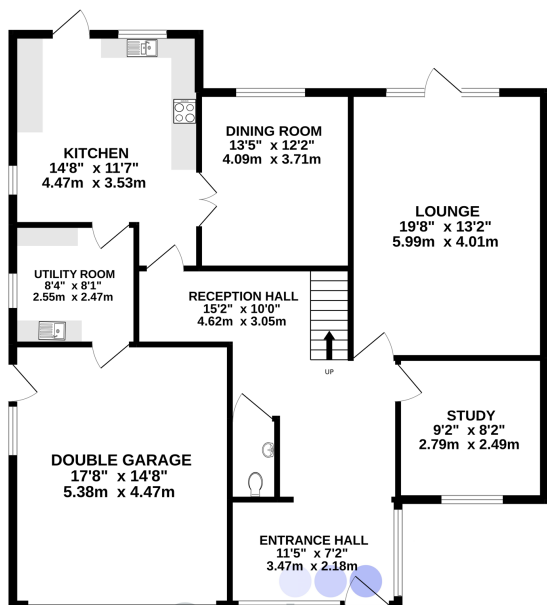
Outside, to the front of the property is gated with ample driveway parking, large expanse of lawn and a double garage with electric door. There is side access to the rear and screening to the front. The impressive sized private rear garden is predominantly laid to lawn with established mature shrubs and flowering plants with mature hedging. There is a delightful patio area and covered seating area. Outside has lighting, water tap, two sheds and summerhouse



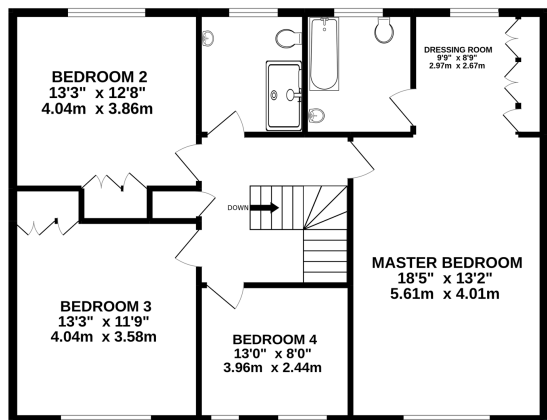
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GROUND FLOOR



Garnham
H Bewley
1ST FLOOR



Accommodation

Entrance Hall
11' 5" x 7' 2" (3.48m x 2.18m)

Reception Hall
15' 2" x 10' 0" (4.62m x 3.05m)

Downstairs W.C.

Lounge
19' 8" x 13' 2" (5.99m x 4.01m)

Dining Room
12' 2" x 13' 5" (3.71m x 4.09m)

Kitchen/Breakfast Room
13' 5" x 12' 2" (4.09m x 3.71m)

Utility
8' 4" x 8' 1" (2.54m x 2.46m)

Study
8' 2" x 9' 4" (2.49m x 2.84m)

First Floor

Master Bedroom
18' 5" x 13' 2" (5.61m x 4.01m)

Dressing Room
9' 9" x 8' 9" (2.97m x 2.67m)

En-suite
8' 9" x 7' 5" (2.67m x 2.26m)

Bedroom 2
13' 3" x 12' 8" (4.04m x 3.86m)

Bedroom 3
13' 3" x 11' 9" (4.04m x 3.58m)

Bedroom 4
13' 0" x 8' 0" (3.96m x 2.44m)

Family Bathroom
8' 9" x 7' 2" (2.67m x 2.18m)

Front Garden

Driveway

Double Garage
17' 8" x 14' 8" (5.38m x 4.47m)

Rear Garden

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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NEAREST RAILWAY STATIONS

East Grinstead Station

1.9 miles

Dormans Station

2.3 miles

Lingfield Station

3.0 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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