

Price

£695,000

Garnham
H Bewley

25 Rowplatt Lane, Felbridge,



- Fabulous Extended Family Home
- Four Bedrooms & Two Bathrooms
- Three Good Sized Reception Rooms
- Impressive Kitchen / Diner
- Stunning Reception Hall
- Ample Driveway Parking
- Generous Sized Garden With Home Office
- Popular Location

For further information contact Garnham H Bewley:

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



25 Rowplatt Lane, Felbridge, Surrey RH19 2PA

Garnham H Bewley are delighted to offer for sale this impressive and extended four bedroomed, two bathroom character family home offering versatile living accommodation with a modern twist. The current owners have extended, improved and modernised this delightful home to a very high specification ready to move straight into, in the popular village of Felbridge.

The ground floor accommodation consists of an inviting and spacious reception hall with solid wood front door with side window, Kamdean flooring, stairs to the first floor landing and doors to all downstairs rooms. The impressive living room enjoys a vaulted ceiling with picture rails, Kamdean flooring and bi-folding doors onto the outdoor seating area. The second reception room enjoys a wonderful log burner with brick surround, exposed ceiling beams, picture rails, tiled floor and a window to the front aspect providing plenty of light. The fabulous open plan kitchen / diner is fitted in a comprehensive range of wall and base level units with area of quartz work surfaces with central island, large cupboards housing space for the washing machine, fridge and freezer, integrated dishwasher, space for range cooker with cooker hood over, one and a half bowl inset sink /drainer with mixer tap, part tiled walls, Travertine flooring with under floor heating, two large roof lanterns and bi-folding doors leading to the rear garden whilst providing plenty of light. There are two great sized bedrooms on the ground floor enjoying Kamdean flooring of which bedroom two has the luxury of bi-folding doors onto the rear garden. On the ground floor there is a beautifully appointed downstairs shower room fitted with a large walk-in shower with separate shower attachment and ceiling hung shower head, vanity style was hand basin with storage under, low level W.C, fully tiled with under flooring heating, heated towel rail, mirror with lighting and roof light.

The first floor accommodation consists of the master bedroom enjoying one and a half depth wardrobes providing plenty of hanging and storage space and a large window to the front aspect providing lots of light. Bedroom two has a wonderful outlook over the rear garden. There is a separate family bathroom on the first floor fitted with a tiled enclosed bath with shower attachment and mixer taps, vanity style wash hand basin with storage under, low level W.C, part tiled walls, heated towel rail, airing cupboard and a window to the rear aspect.

Outside, to the front is ample driveway parking with mature screening and side access to the rear garden. The delightful garden offers great space for all the family to enjoy with several seating areas, large expanse of lawn and an impressive timber Malvern home office with power and light and attached storage shed. The property is within close proximity of Felbridge Primary school, Imberhome secondary school, bus and motorways links.

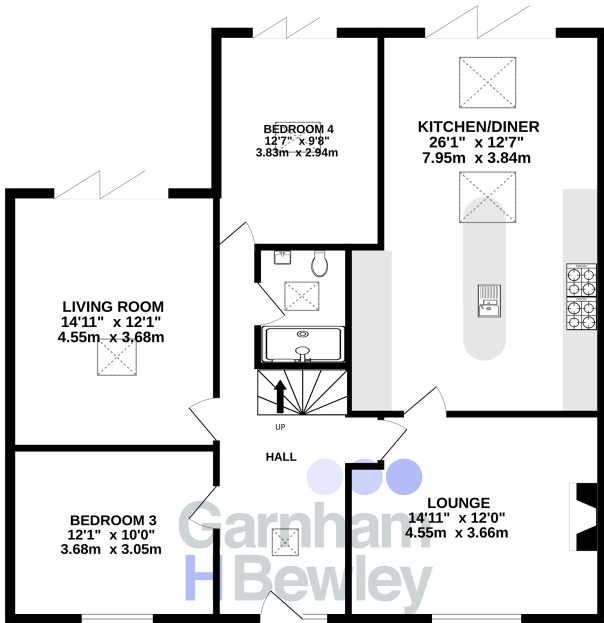
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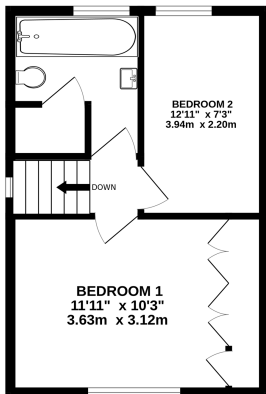


Accommodation

GROUND FLOOR



1ST FLOOR



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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Entrance Hall

14' 10" x 7' 9" (4.52m x 2.36m)

Downstairs Shower Room

Living Room

14' 11" x 12' 1" (4.55m x 3.68m)

Kitchen / Diner

26' 1" x 12' 7" (7.95m x 3.84m)

Lounge

12' 0" x 14' 11" (3.66m x 4.55m)

Bedroom 3

12' 1" x 10' 0" (3.68m x 3.05m)

Bedroom 4

12' 7" x 9' 8" (3.84m x 2.95m)

First Floor

Master Bedroom

11' 11" x 10' 3" (3.63m x 3.12m)

Bedroom 2

12' 11" x 7' 3" (3.94m x 2.21m)

Family Bathroom

Driveway Parking

Home Office and Shed



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NEAREST RAILWAY STATIONS

East Grinstead Station

1.8 miles

Dormans Station

2.4 miles

Lingfield Station

3.2 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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