

Guide Price  
£1,300,000

£1,250,000

99a Copthorne Road, Felbridge, East Grinstead



- Stunning 5 Bedroomed Home
- Open Plan Accommodation
- Fabulous Kitchen/Dining Area
- Three Reception Rooms
- Luxurious Family Bathroom & En-suite
- Modern & Contemporary
- Ample Gated Driveway Parking for 10 Cars
- Impressive Grounds

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## 99a Copthorne Road, Felbridge, East Grinstead, Surrey RH19 2PB

An exceptional, extended and comprehensively modernised family residence, finished to an outstanding specification throughout and designed for contemporary living, entertaining and family life.

This impressive five-bedroom home offers beautifully balanced and versatile accommodation, beginning with an inviting reception hall that immediately sets the tone, complemented by stylish flooring flowing seamlessly throughout the ground floor.

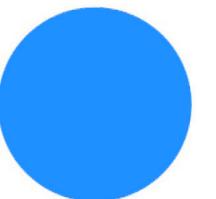
At the heart of the home is a breath-taking open-plan living space, centred around an impressive designer kitchen featuring stone work surfaces, a substantial central island, integrated appliances, a sleek downdraft hob, and a premium Quooker tap—perfectly blending form and function. A separate utility room adds further practicality.

The accommodation is further enhanced by three generous reception rooms, including a spacious and luxurious lounge with a bespoke media wall and striking feature fire, creating a warm yet contemporary focal point. A separate family room enjoys expansive bi-folding doors opening directly onto the garden, seamlessly connecting indoor and outdoor living. In addition, a dedicated bar, dining and entertaining space offers the ideal setting for hosting family and friends in style. A versatile games or hobbies room completes the ground floor, catering perfectly to modern lifestyles.

To the first floor, the sense of space continues with a spacious landing and an impressive principal suite, featuring a dressing area, a luxurious en-suite bathroom, and access to a private balcony—a true retreat. There are three further well-proportioned double bedrooms, a fifth single bedroom ideal as a nursery or home office, and a fabulous family bathroom, all finished to a high standard. Air conditioning adds year-round comfort.

Externally, the property is approached via gated access with intercom, opening onto a substantial parking area with excellent scope for garaging if desired. To the rear lies a private, southerly-facing garden, thoughtfully designed for both relaxation and recreation. A large patio area incorporates an outdoor kitchen and hot tub zone, while beyond stretches a generous expanse of lawn, ideal for families and outdoor enjoyment.

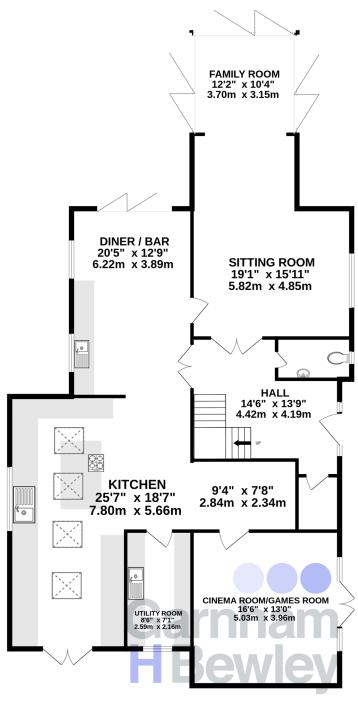
A truly standout home combining luxury, space and lifestyle—this is a rare opportunity to acquire a property of such quality and versatility.



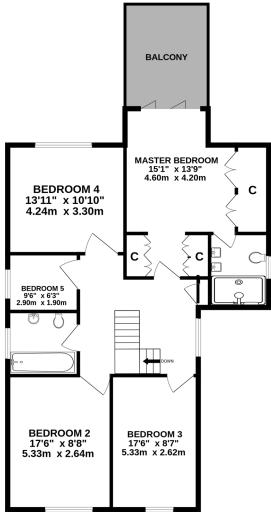
Welcome  
Home



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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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# Accommodation

## Entrance Hall

14' 6" x 13' 9" (4.42m x 4.19m)

## Downstairs Cloakroom

## Living Room

15' 11" x 19' 1" (4.85m x 5.82m)

## Family Room

12' 2" x 10' 4" (3.71m x 3.15m)

## Kitchen

18' 7" x 25' 7" (5.66m x 7.80m)

## Dining / Bar Area

20' 5" x 12' 9" (6.22m x 3.89m)

## Study Area

9' 4" x 7' 8" (2.84m x 2.34m)

## Utility Room

8' 6" x 7' 1" (2.59m x 2.16m)

## Games / Cinema Room

13' 0" x 16' 6" (3.96m x 5.03m)

## First Floor

### Master Bedroom

15' 1" x 13' 9" (4.60m x 4.19m)

### Dressing Area

5' 5" x 4' 1" (1.65m x 1.24m)

### En-suite

8' 10" x 7' 4" (2.69m x 2.24m)

### Balcony

### Bedroom 2

17' 6" x 8' 8" (5.33m x 2.64m)

### Bedroom 3

17' 6" x 8' 7" (5.33m x 2.62m)

### Bedroom 4

10' 10" x 12' 11" (3.30m x 3.94m)

### Family Bathroom

9' 4" x 5' 4" (2.84m x 1.63m)



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#### NEAREST RAILWAY STATIONS

East Grinstead Station

2.0 miles

Dormans Station

2.4 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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