

Offers In region of

£735,000

Garnham
H Bewley

1 Hedgecourt Place, Felbridge



- Fabulous Four Bedroom Home
- Kitchen/Breakfast Room
- Two Reception Rooms
- En-suite To Master Bedroom
- Driveway and Garage
- Gated Development
- Stunning Home Office
- Impressive Grand Design Style Garden

For further information contact Garnham H Bewley:

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

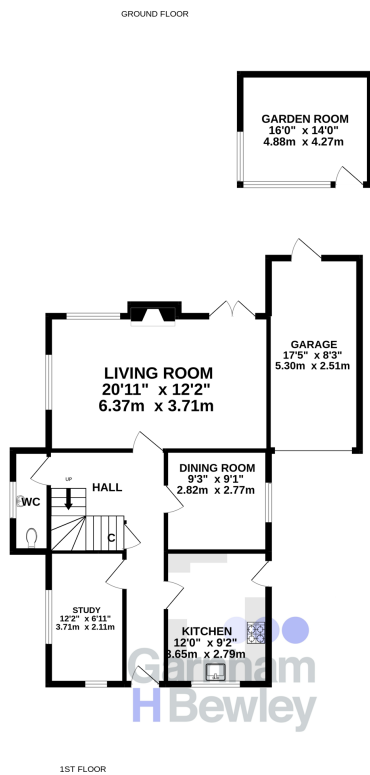


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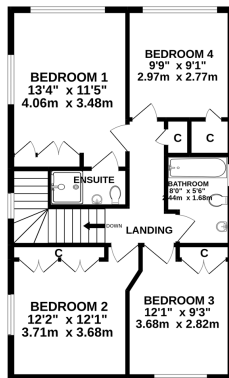
Garnham H Bewley are delighted to offer for sale this fabulous and deceptively spacious four double bedded detached family home offered in excellent decorative order with a breath-taking grand design style garden and impressive garden room with multiple use. Situated in a private gated development of just 10 houses with the use of a communal field this property is one not to be missed. The property is on the outskirts of the popular village of Felbridge and is within close proximity of motorway links, train links and popular Primary and Secondary Schools. The current owners over the years have put their own stamp on this beautiful home by making several changes which you will fall in love with the moment you step over the threshold. The ground floor accommodation consists of entrance hall with stylish wood panelling which features in several rooms, inset ceiling lighting, engineered wood flooring, stairs to the first floor and a well-appointed downstairs W.C. The beautifully fitted kitchen is built in a comprehensive range of wall and base level units, glass display unit with lighting, extensive area of solid wood, work surfaces with matching upstands, inset sink, four ring hob with cooker hood above, built in double oven with separate combination microwave, integrated dishwasher, fridge/freezer and tumble dryer, space for washing machine, part tiled walls, breakfast bar, window to the front aspect and a door to the side aspect. The lounge is a real feature with a superb outlook over the rear garden with French doors out onto the patio area, stunning fireplace with wood burner, built in storage with lighting housing the TV and more, inset ceiling lighting and double aspect windows providing plenty of light. There are two further reception rooms consisting of a beautifully decorated dining room and a useful study. The first-floor accommodation consists of four good sized bedrooms and a well-appointed family bathroom. The master bedroom has the luxury of double wardrobes, double aspect windows and a beautifully refitted en-suite shower room, which has a stylish tiled enclosed shower, low level W.C, wash hand bowl, tiled floor, under floor heating and a heated towel rail. Bedroom two and bedroom three are situated to the front of the property and bedroom four is to the rear. All the bedrooms have the luxury of built-in wardrobes. Outside, the rear garden enjoys elegant planting with beautiful paving materials providing subtle textural contrast with the stunning water feature and area of artificial lawn. Within the garden there is a generous outdoor kitchen with greenery to either side, pergola over with lighting, tiled floor and a wooden drop back. The garden room / exercise and relaxation area that transports you away from the stresses of everyday life elegantly sits to the rear of the garden with a beautifully designed path providing the journey through to the garden room allowing for craftsmanship to be appreciated with the floating steppingstones within the designer pond water feature. The garden has a sense of seclusion with a calming influence of the sound of trickling water. The soft planting within the raised and lower beds gives the garden plenty of colour and the exterior low-level lighting provides a wonderful ambience in the evening. The garden room is beautifully finished with a timber finish with stylish lighting to the exterior, internally there is a bar with stone top, space for pool table, breakfast table and chairs, stylish lighting, heating, tiled floor, large windows and built-in storage. To the front has driveway parking for several cars and a garage with an electric garage door, power, light and a door to the rear garden. The garden to the front is again beautifully with a gate to the rear. The close is gated and also benefits from the use of a beautifully maintained private field jointly owned by the residents.



Accommodation



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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Reception Hall

Downstairs Cloakroom

Kitchen/Breakfast Room
12' x 9' 2" (3.66m x 2.79m)

Lounge
20' 11" x 12' 2" (6.38m x 3.71m)

Dining Room
9' 3" x 9' 1" (2.82m x 2.77m)

Study
12' 2" x 6' 11" (3.71m x 2.11m)

First Floor
Master Bedroom
13' 4" x 11' 5" (4.06m x 3.48m)

En-suite
Bedroom 2
12' 2" x 12' 1" (3.71m x 3.68m)

Bedroom 3
12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom 4
9' 9" x 9' 1" (2.97m x 2.77m)

Family Bathroom

Front Garden

Driveway

Garage
17' 5" x 8' 3" (5.31m x 2.51m)

Rear Garden

Home Office / Entertaining Room
14' 0" x 16' 0" (4.27m x 4.88m)

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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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