

Price

£825,000

Garnham  
H Bewley

86 Copthorne Road, Felbridge



- Detached Character Home
- Four Bedrooms
- Potential for Annexe
- Five Reception Rooms
- Kitchen/Breakfast Room
- Utility and Downstairs W.C.
- Bathroom and En-suite
- Ample Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 86 Copthorne Road, Felbridge, Surrey RH19 2NU

Garnham H Bewley are pleased to present to the market this beautiful extended four bedroom detached character home offering ample and versatile living space to fit most family needs. This is the first time in many years this family home has been on the market and the accommodation currently boasts kitchen/breakfast room, lounge, family room, dining room, playroom, study, utility, downstairs bathroom, four bedroom to the first floor, ensuite to the second bedroom and family bathroom. Outside the beautiful garden provides a great space for entertaining with the added bonus of outbuild which is versatile in its use. To the front the property is approached by the ample driveway parking with car port to the side. Internal viewings come highly recommended to fully appreciate this great example of a detached character family home.

The ground floor consists of front door into the entrance hall with stairs leading to the first floor. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, double sink with drainer, integrated oven, induction hob with extractor hood above, space for dishwasher, window to the rear aspect and access to the utility which provides space for fridge/freezer, washing machine, tumble dryer, access to downstairs W.C. and door leading onto the garden. The lounge is set to the rear aspect with window to side and patio doors onto the garden. The family room is set to the front aspect with a feature fireplace and double aspect windows. There is also the ever handy and versatile study with window to the front aspect. To the side of the property is the great sized dining room leading through to the playroom complete with downstairs bathroom but this space would also lends itself well for someone looking for an annexe space.

The first floor consists of landing with window to the front aspect. The main bedroom is set to the front aspect with double aspect windows and built in wardrobes. Bedroom two also is set to the front aspect with built in wardrobes and access onto the en-suite which has been fitted with a tile enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Bedrooms three and four both overlook the rear garden and both benefit from fitted wardrobes. There is also the family bathroom which has been fitted with a tiled enclosed bath with mixer taps, shower attachment, wash hand basin, low level W.C., heated towel rail and skylight.

Outside the gardens have been wonderfully landscaped with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is access to the side of the property and to the front there is the ample driveway parking leading to a carport to the side of the property.



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GROUND FLOOR  
1222 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 2009 sq.ft. (186.6 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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# Accommodation

## Ground Floor Entrance Hall

**Kitchen/Breakfast Room**  
14' 10" x 9' 11" (4.52m x 3.02m)

**Utility**  
8' 5" x 5' 11" (2.57m x 1.80m)

## Downstairs W.C.

**Lounge**  
19' 5" x 12' 0" (5.92m x 3.66m)

**Family Room**  
14' 0" x 12' 0" (4.27m x 3.66m)

**Study**  
14' 3" x 7' 5" (4.34m x 2.26m)

**Dining Room**  
25' 4" x 7' 11" (7.72m x 2.41m)

**Playroom**  
13' 6" x 10' 5" (4.11m x 3.17m)

## Downstairs Bathroom

**First Floor  
Main Bedroom**  
14' 3" x 12' 4" (4.34m x 3.76m)

**Bedroom 2**  
12' 5" x 12' 2" (3.78m x 3.71m)

**En-suite**  
12' 2" x 4' 9" (3.71m x 1.45m)

**Bedroom 3**  
12' 0" x 11' 3" (3.66m x 3.43m)

**Bedroom 4**  
10' 2" x 7' 6" (3.10m x 2.29m)

**Family Bathroom**  
7' 6" x 6' 9" (2.29m x 2.06m)

**Outside  
Garden**

**Outbuilding**

**Ample Driveway**



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## NEAREST STATIONS

East Grinstead Station

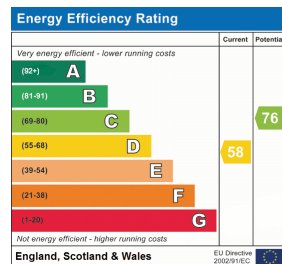
1.7 miles

Dormans Station

2.2 miles

Lingfield Station

3.0 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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