

£1,500,000

£1,600,000

Garnham
H Bewley

Lake View Road, Felbridge, East Grinstead



- Substantial Accommodation
- Four / Five Bedroom Detached
- Gated Private Estate and Home
- Large Reception Rooms
- Impressive Kitchen/Diner/Family Room
- Three Luxury Bathrooms
- Impressive Grounds and Private Entrance
- One Of The Best Homes On The Estate

For further information contact Garnham H Bewley:

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



Delaire, Lake View Road, Felbridge, East Grinstead, Surrey RH19 2QF

Garnham H Bewley are delighted to offer for sale this substantial four / five bedroomed, executive, detached residence occupying a large secluded plot measuring approximately 1 acre located within an exclusive private gated estate of Furnace Wood. It is clear no expense has been spared when you see the finer detail with incredible feature fireplaces, impressive lead work, hand cut pitch roof, Carpentry, high specification finishes, water features and much more which will be seen upon viewing.

The ground floor accommodation features an impressive reception hall with glass atrium with striking chandelier, oak staircase, underfloor heating which continues through to the entire ground floor and oak internal doors to all rooms. The entertaining area is very impressive with a large open plan kitchen / diner / family area incorporating a fabulous fitted kitchen built in a comprehensive range of wall and base level units with granite work surfaces with central island, range cooker, American style fridge / freezer with plumbing, butler sink with hot Quooker tap, integrated dishwasher, window and bi-folding doors enjoying a fabulous view over the extensive rear garden, stunning feature fireplace dating back to the 1850's with intricate detail. There is a useful utility room of this area. The formal living room enjoys a wonderful open feature fireplace also dating back to the 1850s, throw on the fire to get the real effect whilst bringing the heating bills down (the property is very energy efficient, being so well insulated when it was built by the current owner). The double aspect windows and bi-folding doors provide plenty of light. To the front of the property is a study/playroom which could be used as bedroom five. The first floor accommodation consists of an impressive galleried landing with a wonderful view over the grounds to the front. The master suite enjoys an impressive ensuite shower room, dressing area and Juliet balcony enjoying a delightful outlook across the rear garden there is also eave storage. Bedroom two and bedroom three have the luxury of a Jack and Jill ensuite with a large wet area, stylish wash hand basin, low-level WC, heated towel rail, shaver point, tiled flooring creating the wet room, tiled walls and a window to side aspect. Bedroom four is also a generous sized double bedroom and looks over the rear garden. The luxurious family bathroom is fitted with a freestanding bath with floor mounted taps and shower attachment, stylish wash hand basin with storage under, low-level WC, walk-in shower and tiled floor and walls. The property is well equipped for CAT5, security and alarm systems and further tech-systems.

Outside, there has been no expense spared with a magnificent brick finished entrance with beautiful brickwork pillars with large stone pier caps incorporating solid double electric wooden gates leading to a large sweeping resin driveway providing ample off-road parking for many vehicles, breathtaking water feature through three impressive large urn fountains creating the most wonderful atmospheric scene complementing the attractive home which sits behind.

Unwind and make the most of the attractive rear garden enjoying the water features creating a relaxed living space that invites family and friends to kick back, talk and just enjoy the tranquility the rear garden offers. The large expanse of lawn is great for all the family to enjoy and the Indian sandstone patio with large pergola finishes the outside perfectly.



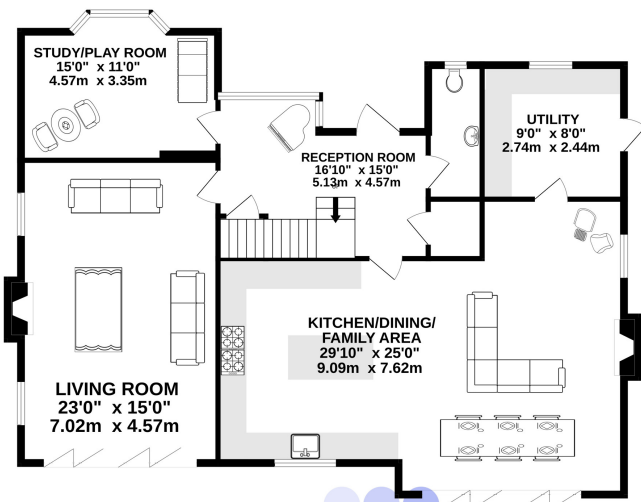
Welcome
Home



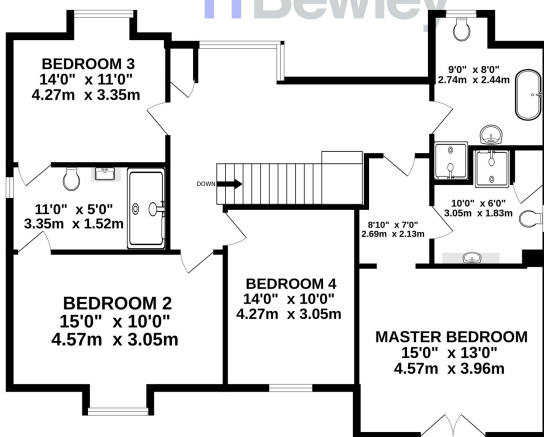
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Accommodation

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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Reception Hall

15' 0" x 16' 10" (4.57m x 5.13m)

Living Room

15' 0" x 23' 0" (4.57m x 7.01m)

Study/Play Room/Bed 5

11' 0" x 15' 0" (3.35m x 4.57m)

W.C

Kitchen/Dining/Family Room

29' 10" x 25' 0" (9.09m x 7.62m)

Utility Room

9' 0" x 8' 0" (2.74m x 2.44m)

Landing

Master Bedroom

15' 0" x 13' 0" (4.57m x 3.96m)

Dressing Room

8' 10" x 7' 0" (2.69m x 2.13m)

En-suite

10' 0" x 6' 0" (3.05m x 1.83m)

Bedroom 2

15' 0" x 10' 0" (4.57m x 3.05m)

Bedroom 3

14' 0" x 11' 0" (4.27m x 3.35m)

Jack and Jill En-suite

5' 0" x 11' 0" (1.52m x 3.35m)

Bedroom 4

14' 0" x 10' 0" (4.27m x 3.05m)

Family Bathroom

8' 0" x 9' 0" (2.44m x 2.74m)



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NEAREST RAILWAY STATIONS
East Grinstead Station 2.5 miles
Dormans Station 3.1 miles
Lingfield Station 3.7 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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