

Guide Price

£1,300,000

Garnham
H Bewley

Heatherlands, Felcot Road



- Detached five double bedroom single-storey residence
- Family bathroom and impressive ensuite
- Stunning Open Plan kitchen
- Fabulous family room
- Spacious dining room with adjoining lounge
- 2 outbuildings including self-contained office and annex
- Generous plot
- Gated in/out driveway

For further information contact Garnham H Bewley:

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Heatherlands, Felcot Road RH19 2PX

We are delighted to present this outstanding detached single-storey residence, nestled within the highly sought-after private estate of Furnace Wood. Offering spacious, versatile living and luxurious finishes throughout, this impressive home is ideal for a variety of discerning buyers. Early viewings are highly recommended to truly appreciate all it has to offer — particularly the beautifully landscaped rear garden and generously proportioned interior

Upon entering, you are greeted by a stunning entrance hall leading to a wide central hallway, providing access to the majority of the accommodation. At the rear of the home, the stylishly updated kitchen is a true showpiece, featuring a comprehensive range of eye and base-level units, Calacatta-design worktops and matching backsplash, Siemens integrated double oven, dishwasher, hob, two fridges, and a boiling water tap. A breakfast bar and sliding doors create a seamless transition to the rear garden's outdoor dining and entertaining zones, complete with a built-in BBQ. Adjacent to the kitchen, the family room boasts a vaulted ceiling, integrated wall speakers, and French doors opening to the garden — a perfect additional living space. Built-in ceiling speakers are found in other key rooms, enhancing the home's entertaining capabilities.

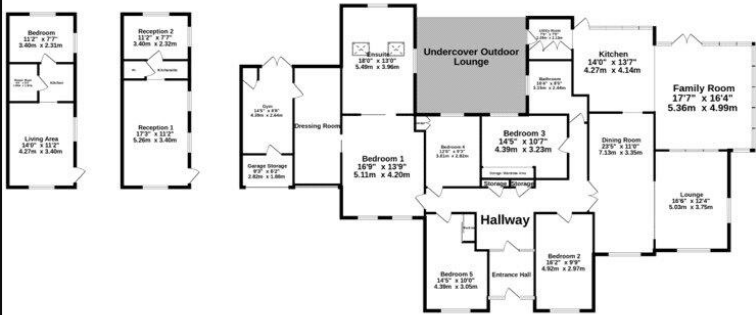
The generous master bedroom suite offers a luxurious retreat, complete with a private dressing room and an elegant ensuite featuring a large walk-in wet room shower, tiled jacuzzi bath, and twin wash hand basins. Four further well-appointed double bedrooms are served by a sleek family bathroom, with bedroom three benefitting from its own built-in shower facilities. Additional interior highlights include a formal dining room that opens into the lounge, a separate utility room, and a gym with an integrated sauna — all thoughtfully arranged for modern living. The property comes with approved planning permission for a three-room loft conversion and a rear single-storey kitchen/diner extension, offering scope to further enhance this already exceptional home. Accessed via secure electric gates, the property features an in/out driveway with ample parking and a meticulously landscaped, fully irrigated front garden. The south-easterly facing rear garden is a particular highlight — expansive, private, and professionally designed, with sweeping lawns, mature planting, and multiple seating areas including patios, a sunken fire pit, outdoor bar, and undercover lounge area. This garden has been created with entertaining in mind, offering year-round enjoyment.

Two substantial and beautifully integrated outbuildings provide versatile space — currently configured as a home office and a self-contained annex, both blending effortlessly with the tranquil woodland backdrop. Offered with No Onward Chain, this is a rare opportunity to acquire a truly remarkable home in one of the area's most exclusive private estates



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Ground floor
3347 sq.ft. (311.0 sq.m.) approx.



TOTAL FLOOR AREA : 3347 sq.ft. (311.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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

Lounge

5.03m x 3.76m (16' 6" x 12' 4")

Dining Area

7.14m x 3.35m (23' 5" x 11' 0")

Kitchen

4.27m x 4.14m (14' 0" x 13' 7")

Family Room

5.36m x 4.98m (17' 7" x 16' 4")

Utility Room

2.29m x 2.13m (7' 6" x 7' 0")

Master Bedroom

5.1m x 4.2m (16' 9" x 13' 9")

En-suite

5.49m x 3.96m (18' 0" x 13' 0")

Dressing Room

6.02m x 2.44m (19' 9" x 8' 0")

Bedroom 2

4.93m x 2.97m (16' 2" x 9' 9")

Bedroom 3

4.4m x 3.23m (14' 5" x 10' 7")

Bedroom 4

3.8m x 2.82m (12' 6" x 9' 3")

Bedroom 5

4.4m x 3.05m (14' 5" x 10' 0")

Family Bathroom

3.15m x 2.44m (10' 4" x 8' 0")

Gym

4.4m x 2.64m (14' 5" x 8' 8")

Outbuilding / Home Office

5.26m x 3.4m (17' 3" x 11' 2") Room 1

Room 2

3.4m x 2.3m (11' 2" x 7' 7")

Kitchenette / WC

1.68m x 1m (5' 6" x 3' 3")

Outbuilding 2

4.27m x 3.4m (14' 0" x 11' 2") Living Room

Bedroom

3.4m x 2.3m (11' 2" x 7' 7")

Shower Room

1.98m x 1.6m (6' 6" x 5' 3")





NEAREST RAILWAY STATIONS

East Grinstead Station

2.4 miles

Dormans Station

3.1 miles

Lingfield Station

3.8 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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