

Price

£875,000

Garnham
H Bewley

The Lodge, Little Hedgecourt, Copthorne Road, Felbridge



- Extended & Recently Modernised
- Four Bedroom Detached
- Impressive Kitchen/Diner
- Two Bathrooms
- Generous Size Corner Plot
- Detached Garage
- Private Gated Driveway

For further information contact Garnham H Bewley:

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



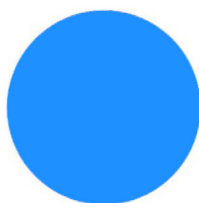
The Lodge, Little Hedgecourt, Copthorne Road Felbridge RH19 2QQ

Garnham H Bewley are delighted to offer for sale this stunning four bedroomed character family home which has undergone complete modernisation, incorporating a wonderful extension creating spacious accommodation whilst enjoying a private and generous sized corner plot with gated parking. The property has been finished to a very high specification and enjoys a wonderful open plan kitchen/diner/family room which has access via bi-folding doors to the private rear garden.

The ground floor accommodation consists of an entrance porch leading to the entrance hall with a door to the bright and airy lounge with windows to the front aspect, wood laminate flooring, under stairs storage, picture rails and a feature wood burning stove. The delightful kitchen/dining/family area consists of a comprehensive range of wall and base level units with an extensive area of quartz work surfaces, inset sink with mixer tap, two slide and glide Neff ovens, Neff microwave, Neff induction hob with Neff cooker hood above, Bosch dishwasher, AEG fridge/freezer, porcelain tiled floor with underfloor heating. This continues into the utility room, bi-folding doors onto the Indian sandstone patio, large window to the rear aspect providing plenty of light and space for a large dining table and chairs. The useful utility room has a separate inset sink, space for washing machine and appliances, a range of units, window to the side aspect, door to side access and the door to the well appointed downstairs WC. Bedroom three and bedroom four are on the ground floor and enjoy a wonderful aspect over the gardens and are situated along side the family bathroom fitted with a panelled enclosed bath with shower over, low-level WC, wash hand basin, storage cupboard, part tiled walls and a window to the rear aspect.

The first floor accommodation consists of two wonderful sized bedrooms with plenty of eave storage. The master bedroom has further space for an en-suite if one wished, plenty of Velux windows in both bedrooms providing large amounts of light and a beautifully well appointed shower room with a walk-in shower, low-level WC, wash hand basin, tiled floor, heated towel rail and a Velux window.

Outside, the property is enclosed by mature hedging and double gates leading to a generous driveway providing ample parking which leads onto a detached garage with a pitched roof. To the front there is an area of lawn with mature shrubs sweeping around to a large expanse of lawn to the rear with a newly laid Indian sandstone patio, sheds providing great storage, mature hedging and wonderful privacy. The property is located superbly for Gatwick International Airport, Three Bridges mainline railway station, Copthorne prep and a variety of prime in secondary schools nearby.

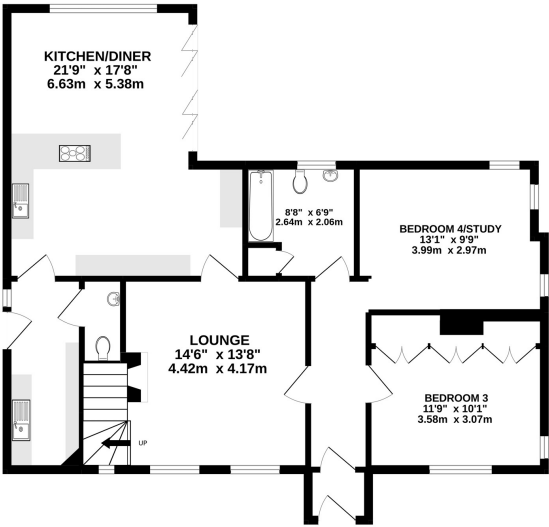


Welcome
Home

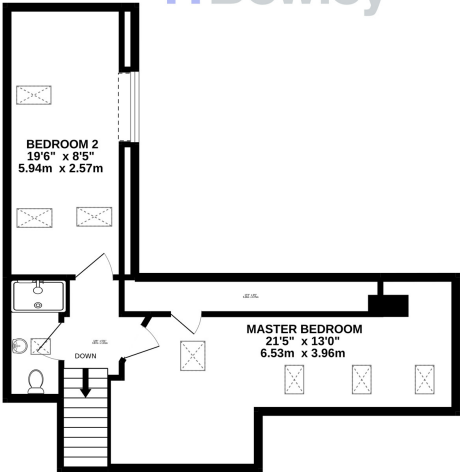


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Accommodation

Entrance Porch

Entrance Hall

Lounge
14' 6" x 13' 8" (4.42m x 4.17m)

Kitchen/Diner/Family Room
21' 9" x 17' 8" (6.63m x 5.38m)

Utility
11' 9" x 6' 2" (3.58m x 1.88m)

Downstairs W.C

Bedroom 3
11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom 4/Study
13' 1" x 9' 9" (3.99m x 2.97m)

Bathroom
8' 8" x 6' 9" (2.64m x 2.06m)

First Floor

Master Bedroom
21' 5" x 13' 0" (6.53m x 3.96m)

Bedroom 2
19' 6" x 8' 5" (5.94m x 2.57m)

Shower Room

Driveway

Garage

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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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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