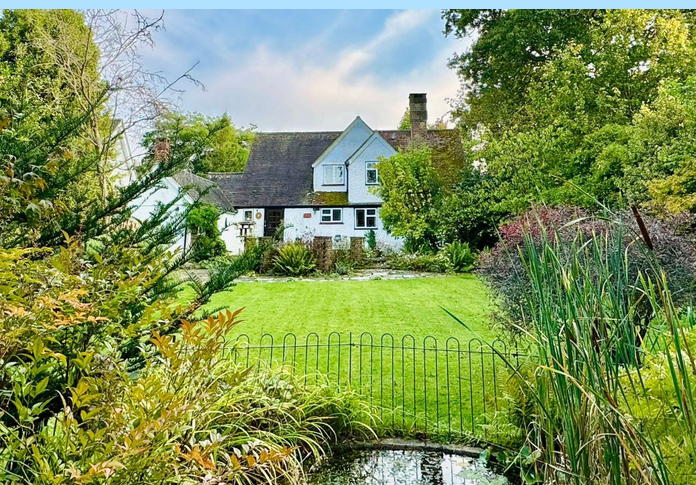


OIRO

£850,000

Garnham  
H Bewley

Crawley Down Road, Felbridge,



- Fabulous Four Bedroomed Home
- Three Large Reception Rooms
- Spacious Kitchen / Breakfast Room
- Downstairs Cloakroom and Utility
- Two Double Garages With Study and Games Room
- Large Front and Rear Gardens
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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

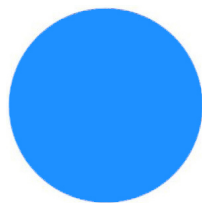


## Llanberis Farm, Crawley Down Road, Felbridge, West Sussex RH19 2PS

Garnham H Bewley are delighted to offer for sale this substantial four bedroomed detached family home built in 1913 occupying a generous sized plot. This is a first time the property has been available to buy for many years and offers spacious accommodation incorporating three large reception rooms, open plan kitchen/breakfast room, large garaging providing a study and games room above, which in turn subject to planning permission would create a wonderful self-contained annex. Outside, there is plenty of space to the front and rear with established gardens and a small walled entrance with electric gates. The property is offered to the market with no onward chain.

The ground floor accommodation consists of an inviting reception hall, large drawing room with access to the sunroom and double doors through to the impressive sized lounge which enjoys a feature bay window to the side aspect, stunning character inglenook fireplace and a window enjoying an outlook over the rear garden. There is a beautiful dining room set to the front of the property with a bay window overlooking the ground to the front. The impressive sized Kitchen/breakfast area has great space for entertaining and is fitted in a range of wall and base level units with area of work surfaces, inset sink/drain, space for kitchen appliances and a window to the front aspect. There is a generous sized utility which has access onto the garden and has a feature fireplace. The first floor accommodation consists of four bedrooms and the family bathroom which has a separate shower and corner bath. The upstairs has plenty of built-in storage and Ewe storage. The master bedroom and bedroom two are large double rooms which both have built-in wardrobes providing plenty of storage and hanging space. There is superb loft space which is accessed via a pulldown ladder and is mainly boarded.

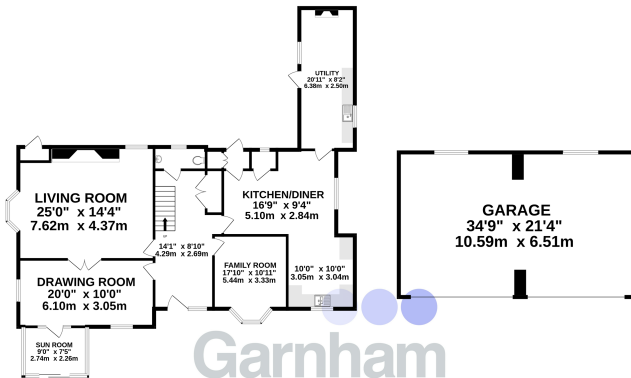
Outside, to the front aspect is a large expanse of lawn with mature shrubs and flowering plants, driveway parking leading to the two double garages with electric up and over doors, power, light and useful games room and study above. The rear garden offers excellent space for all the family to take advantage of and is mainly laid to lawn with established shrubs and flowers, feature original well, feature pond and great privacy.



For further information contact Garnham H Bewley:

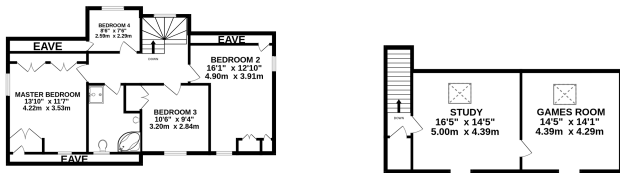
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

**GROUND FLOOR**  
2156 sq.ft. (200.3 sq.m.) approx.



**Garnham  
H Bewley**

**1ST FLOOR**  
1298 sq.ft. (120.6 sq.m.) approx.



**TOTAL FLOOR AREA:** 3453 sq.ft. (320.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or reliability can be given.  
Made with Metropix (2022)

**Reception Hall**  
14' 1" x 8' 10" (4.29m x 2.69m)

**Downstairs W.C.**

**Lounge**  
25' 0" x 14' 4" (7.62m x 4.37m)

**Drawing Room**  
20' 0" x 10' 0" (6.10m x 3.05m)

**Sun Room**  
9' 0" x 7' 5" (2.74m x 2.26m)

**Dining Room**  
17' 10" x 10' 11" (5.44m x 3.33m)

**Kitchen Area**  
10' 0" x 10' 0" (3.05m x 3.05m)

**Breakfast Area**  
16' 9" x 9' 4" (5.11m x 2.84m)

**Utility Room**  
20' 11" x 8' 2" (6.38m x 2.49m)

**First Floor**

**Master Bedroom**  
16' 1" x 12' 10" (4.90m x 3.91m)

**Bedroom 2**  
13' 10" x 11' 7" (4.22m x 3.53m)

**Bedroom 3**  
8' 6" x 7' 6" (2.59m x 2.29m)

**Bedroom 4**  
10' 6" x 9' 4" (3.20m x 2.84m)

**Family Bathroom**  
10' 5" x 7' 11" (3.17m x 2.41m)

**Garaging**  
34' 9" x 21' 4" (10.59m x 6.50m)

**Games Room**  
14' 5" x 14' 1" (4.39m x 4.29m)

**Study**  
14' 5" x 12' 11" (4.39m x 3.94m)





**NEAREST RAILWAY STATIONS**

East Grinstead Station 2.2 miles

Dormans Station 4.5 miles

Lingfield Station 5.5 miles

**NEAREST SCHOOLS**

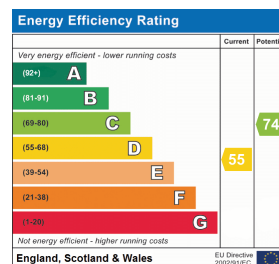
Felbridge Primary School 0.7 miles

Imberhorne School State School 1.3 miles

**Crawley Down Village CofE 1.0 miles**

**Halsford Park Primary School 1.6 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, improved, altered, repaired and/or demolished. 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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