

Guide Price  
£785,000

£775,000

64 Copthorne Road, Felbridge,



- Substantial family home extending to approx. 2,372 sq ft
- Five/six bedrooms
- Impressive open-plan kitchen, dining and family room
- Two additional reception spaces
- Excellent storage throughout
- Large driveway for up to five vehicles
- Very large rear garden
- Desirable Felbridge location

For further information contact Garnham H Bewley:

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



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

Guide Price £775,000 - £785,000. Garnham H Bewley are delighted to offer this impressive and versatile family home offers approximately 2,372 sq ft of well-planned accommodation arranged over two floors, providing generous living space ideally suited to modern family life.

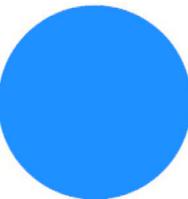
The property is approached via a large driveway providing parking for up to five vehicles, complemented by a car port to the front, offering excellent practicality for families and visitors alike. The ground floor is centred around a superb open-plan kitchen, dining and family area, extending to an excellent size and forming the heart of the home—perfect for entertaining, everyday living and social gatherings. The kitchen benefits from ample worktop space and a central island, flowing seamlessly into the dining and seating areas. A separate utility room with additional storage adds practicality and keeps day-to-day chores discreetly tucked away. To the front of the property is a spacious living room, ideal for quieter evenings, while an additional reception room/bedroom six provides excellent flexibility for use as a home office, guest room or playroom. The ground floor also features a master bedroom with dressing area and en-suite bathroom, offering a private retreat, along with a welcoming entrance hall and further storage throughout.

The first floor continues to impress with four well-proportioned bedrooms, all accessed from a central landing. These rooms are served by a family bathroom and benefit from excellent built-in storage, including eaves storage, making them ideal for growing families or those requiring flexible accommodation.

Externally, the property boasts a very large rear garden, offering exceptional outdoor space for families, entertaining or future landscaping potential. Ideally located in Felbridge, the home is conveniently positioned for local schools, shops and everyday amenities, making it a superb choice for families seeking space, comfort and a well-connected village setting.

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Welcome  
Home





#### NEAREST TRAIN STATIONS

East Grinstead Station - 1.8 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.0 miles

#### NEAREST SCHOOLS

Felbridge Primary School - 0.2 miles

Imberhorne School - 0.8 miles

Halsford Park Primary School - 1.2 miles

St Peter's Catholic Primary School - 1.3 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

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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