



Felcourt

Guide Price £875,000



5/6



2



3

Robert
Leech.



Felcourt

The property has a long private driveway leading to a carport and giving parking for up to five cars. The property sits in the middle of a large plot which is just under an acre, the plot is laid to lawn and has with mature tree's and hedging boundaries to give a high degree of privacy.

Entering the property through a large hallway giving ample space to store coats and boots. On the far left hand side of the property you will come to the large utility room which could be incorporated in a large L shaped kitchen/dining room. From the utility room there is access out into the garden from the side and rear, the room also sits next to the current family room and dining and also be opened up to create a large reception room or again being incorporated into the kitchen/dining room if open plan living is preferred. The family room sits at the back of the property and is dual aspect with French doors opening out into the garden, the dining room is across the hallway and has a gas fire and a large bay window giving plenty of natural light. The sitting room is south facing and looks over the front of the plot and has a fully functioning log burner.

Off to the right hand side of the property there are three double bedrooms, the larger of the three is dual aspect and has French doors opening out onto the garden, the smaller of the three bedrooms is adjacent to this room. There is also a family bathroom downstairs which consists of a white suite with a tiled finish.

On the first floor there are three further bedrooms, all of which are doubles with built in wardrobes. The third bedroom upstairs gives access to eaves storage and through to a further loft space. There is another bathroom on the first floor consisting of a white suite.

- Set down a private lane
- Over 3000 sqft
- Large plot with fabulous gardens
- Excellent potential to extend
- Five/six bedrooms
- Requiring modernisation
- Ample parking
- Three reception rooms
- Car port
- Chain free



1.5 miles
Lingfield



11 miles
Gatwick



2.2 miles
Lingfield



LINGFIELD
29 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated in Felcourt which is approximately 1.5 miles from Lingfield Village which has a selection of shops, stores and small supermarkets, Lingfield Station has services to Croydon and London. East Grinstead town centre is about 3 miles away and has a wide range of shops and supermarkets, as well as recreational, social and sporting amenities. Access to the M25 motorway (J6) is approximately 7 miles.

There are two local primary schools that at present are rated good by Ofsted. Lingfield primary school is 1.7 miles away whilst Dormansland Primary school is 2.0 miles distant. There are several secondary schools within 5 miles of the property, all bar one of which are rated either good or outstanding by Ofsted. Imberhorne Secondary school is the closest state school and is rated outstanding.



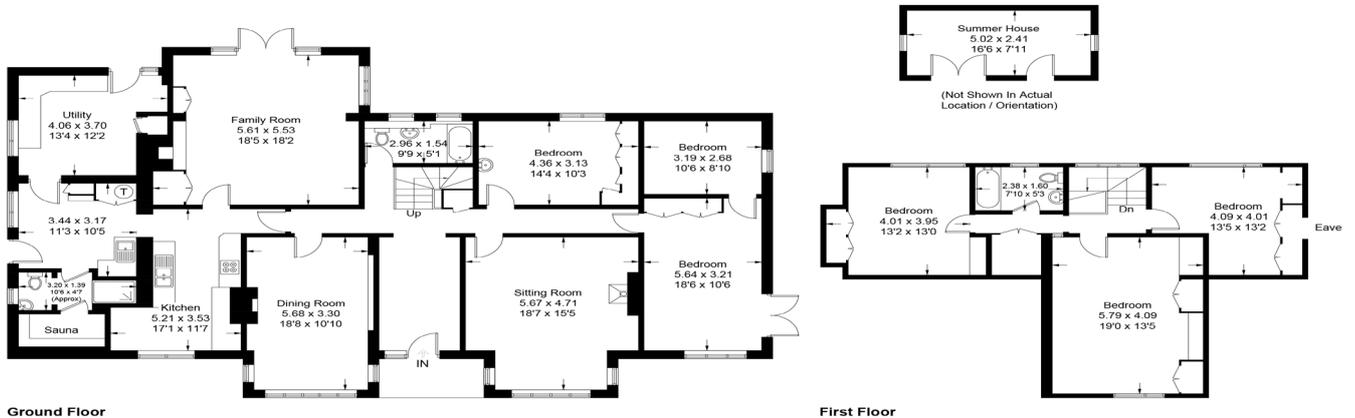
FAQ'S

- Council Tax - Band G - £3,639.32
- Tandridge District Council
- EPC rating - E
- Carport and driveway parking
- Gas central heating
- Mains drainage





Approximate Gross Internal Area = 269.3 sq m / 2899 sq ft
 Summer House = 12 sq m / 129 sq ft
 Total = 281.3 sq m / 3028 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID846994)
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