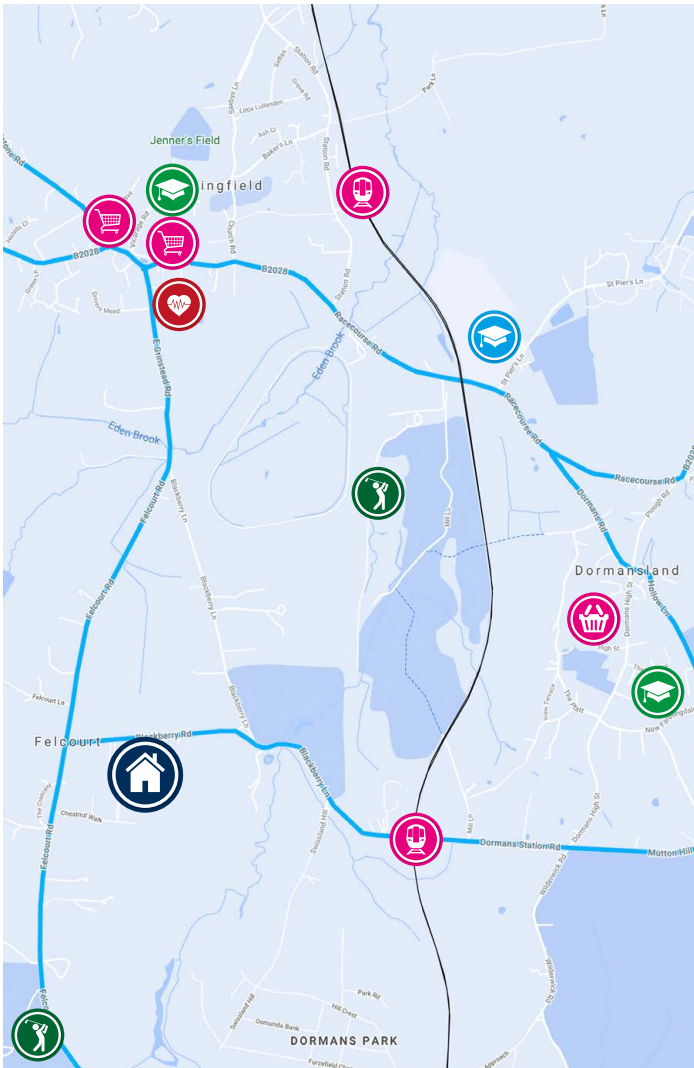




BLACKBERRY ROAD
Felcourt, West Sussex







BLACKBERRY ROAD

FELCOURT,
WEST SUSSEX

A rare opportunity to acquire two properties on a large plot in a tucked away position in a sought after location within easy reach of station and nearby villages.

The main dwelling was built in 2019 to provide a wealth of well presented, spacious and versatile accommodation. The ground floor comprises entrance hall, cloakroom, impressive vast open plan living/ family/dining/kitchen/breakfast room, utility room, larder/store, study/bedroom six, and three further bedrooms with ensuite shower rooms. The first floor consists of large master bedroom with ensuite bathroom and sun terrace, landing and further bedroom with ensuite shower room and balcony. The second dwelling (with Planning Permission for use as a separate self-contained dwelling), includes living/dining room, kitchen, shower room, four bedrooms and wc.

Outside the property boasts beautiful grounds with several distinctive areas including formal lawns, wooded areas, driveway and parking area, garage, car port and terraces.

The property is situated in an idyllic semi-rural location between East Grinstead to the south, Dormansland to the east and Lingfield to the north. Lingfield village centre is only 1.4 miles away and offers a range of specialist shops, mini supermarkets, restaurants and public houses. Lingfield College is situated only 2.3 miles away whilst state secondary schools and other private and specialist schools can be found in East Grinstead, Oxted, Forest Row and Worth which are all within 12 miles of the property.

Dormans train station is only 0.8 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. Gatwick is only 10 miles away whilst Junction 6 of the M25 is 8 miles distant.

INFORMATION

Internal Area:	
Main Dwelling	3,500 sq ft
Second Property	859 sq ft
Max Broadband	105 Mbps
Tenure	Freehold
EPC Rating	B - 84
Local Council	TANDRIDGE
Council Tax Band	G
Amount per annum	£3,644

SUMMARY

10	6	3

Asking Price £2,250,000





MAIN DWELLING

The property is entered via double glazed door to front, opening to:

ENTRANCE HALL Two obscure double glazed windows to front, white oak laminate flooring, entrance gates/CCTV communication panel, stairs to first floor with under stairs storage cupboard, downlighters, two radiators. Leads to living/family/dining room with doors to three bedrooms, utility room, larder, study/bedroom six and:

CLOAKROOM Vanity unit and top with wash hand basin with mixer tap, storage cupboard and low level wc with concealed wc, part tiled walls, tiled flooring, radiator, obscure double glazed window to front, 'Built in cupboard containing Consumer unit, Internet Cat 6 distribution hub, TV distribution points, CCTV/Entrance Gates communication hub

STUDY/BEDROOM SIX Double glazed window to front, white oak laminate flooring, radiator.

LIVING/FAMILY/DINING AREA Large expansive area enjoying triple aspect with double glazed windows to front and rear and bi-folding doors to rear and side, central brick tiled wall and tiled hearth with potential for fireplace, downlighters, white oak laminate flooring, three radiators, open to:

KITCHEN AREA Comprehensive range of quality fitted wall, base and display units with contrasting work surfaces and upstands incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, range cooker with 5 ring gas hob, double oven and grill, glass splashback, contemporary cooker hood with extractor fan, built in microwave, space and plumbing for American style fridge/freezer, integrated dishwasher and under cupboard lighting. Central island with base units and contrasting solid wooden work surface with floor level lighting, downlighters, tiled flooring, double glazed window to front.

UTILITY ROOM Wall and base units with contrasting work surface incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer and upright fridge/freezer, tiled flooring, downlighters, extractor fan, radiator, cupboard housing hot water cylinder, and dual pressurized cold water storage cylinders, with wall mounted boiler, double glazed door to rear.

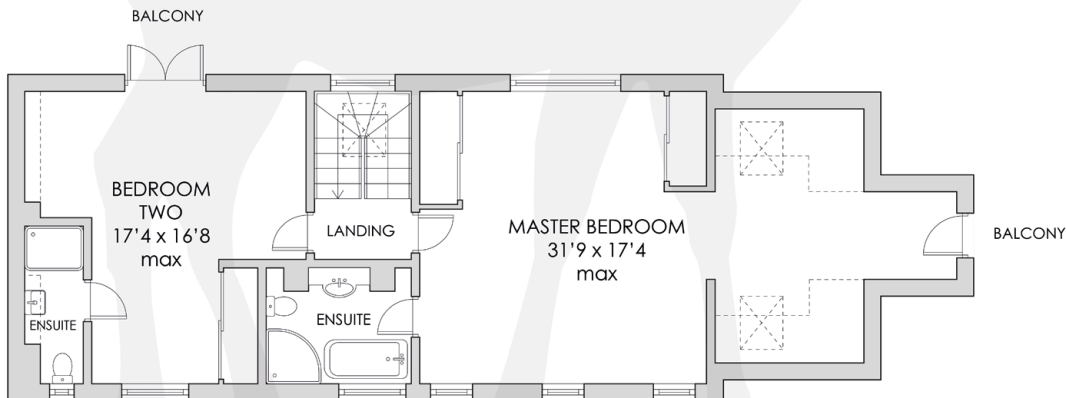
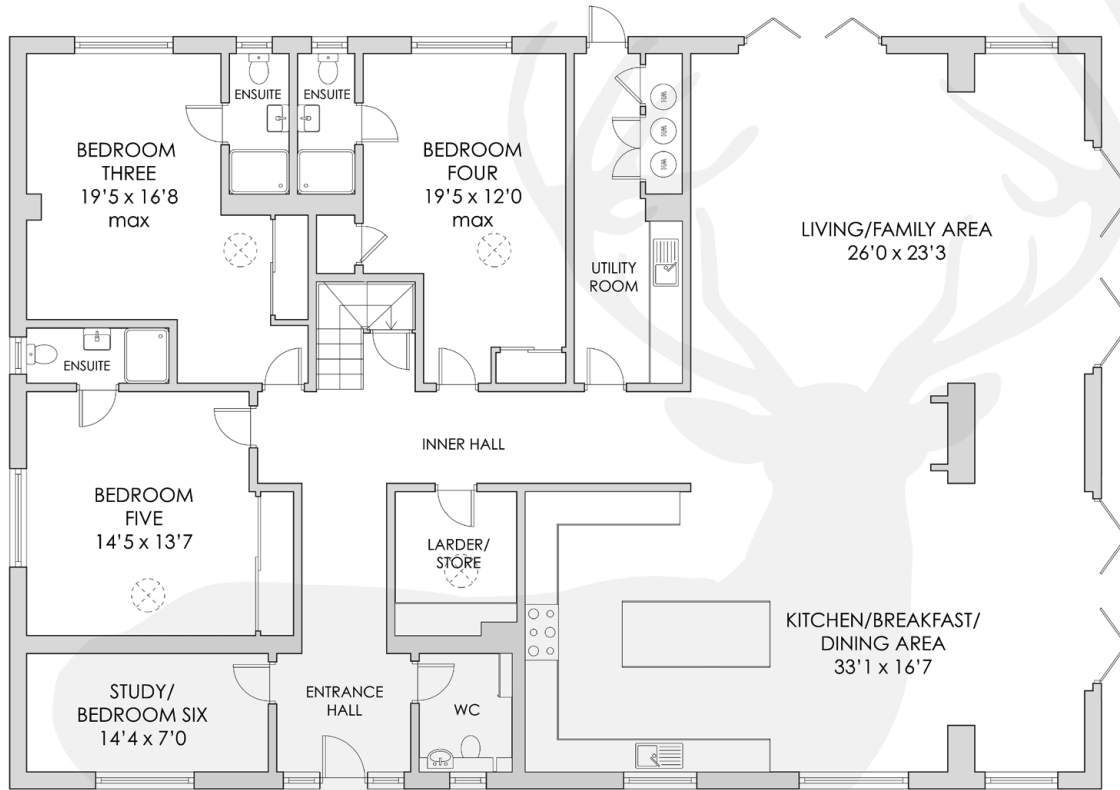
LARDER/STORE Wall and base units with contrasting work surface, White Oak Laminate flooring, radiator, sun tunnel, built in soil vent pipe for future use as additional bathroom.

BEDROOM THREE Double glazed window to rear, sun tunnel, radiator, fitted wardrobe with sliding mirror doors, hanging rail and shelving, door to:

ENSUITE SHOWER ROOM Fitted suite comprising shower cubicle, wash hand basin with mixer tap and storage ...

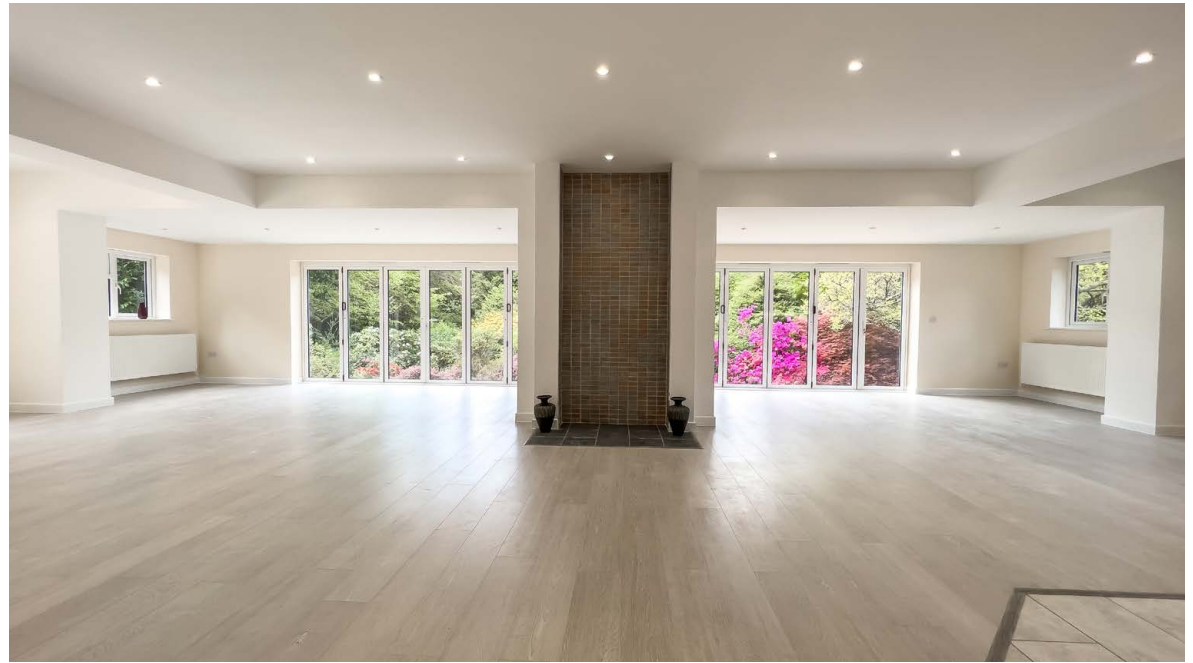


FLOOR PLANS



COLE'S ESTATE AGENTS
 Ref 10000
 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
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cupboard under, low level wc, part tiled walls, heated ladder towel rail, mirror with downlighter, extractor fan, downlighters, obscure double glazed window to rear.

BEDROOM FOUR Double glazed window to rear, sun tunnel, radiator, fitted wardrobe with sliding mirror doors, hanging rail and shelving, door to:

ENSUITE SHOWER ROOM Fitted suite comprising shower cubicle, wash hand basin with mixer tap and storage cupboard under, low level wc, part tiled walls, heated ladder towel rail, mirror with downlighter, extractor fan, downlighters, obscure double glazed window to rear.

BEDROOM FIVE Double glazed window to side, sun tunnel, radiator, fitted wardrobe with sliding mirror doors, hanging rail and shelving, door to:

ENSUITE SHOWER ROOM Fitted suite comprising shower cubicle, wash hand basin with mixer tap and storage cupboard under, low level wc, part tiled walls, heated ladder towel rail, mirror with downlighter, extractor fan, downlighters, obscure double glazed window to side.

First Floor

LANDING Double glazed sun pyramid over stairwell, double glazed window to rear, doors to two bedrooms.

MASTER BEDROOM Spacious room enjoying triple aspect with double glazed windows to front and rear and door to side leading to sun terrace, two radiators, two fitted wardrobes with mirror sliding doors, hanging rails and shelving, door to:

ENSUITE BATHROOM Fitted suite comprising free standing roll top bath with claw feet, mixer tap and shower attachment, corner shower unit with drencher shower head & additional hand held shower unit, low level wc, wash hand basin with mixer tap and vanity surround with storage cupboards under, ceramic tile flooring, part tiled walls, downlighters, extractor fan, mirror with light, obscure double glazed window to front.

SUN TERRACE Large roof terrace with glass and metal balustrade giving views over the grounds.

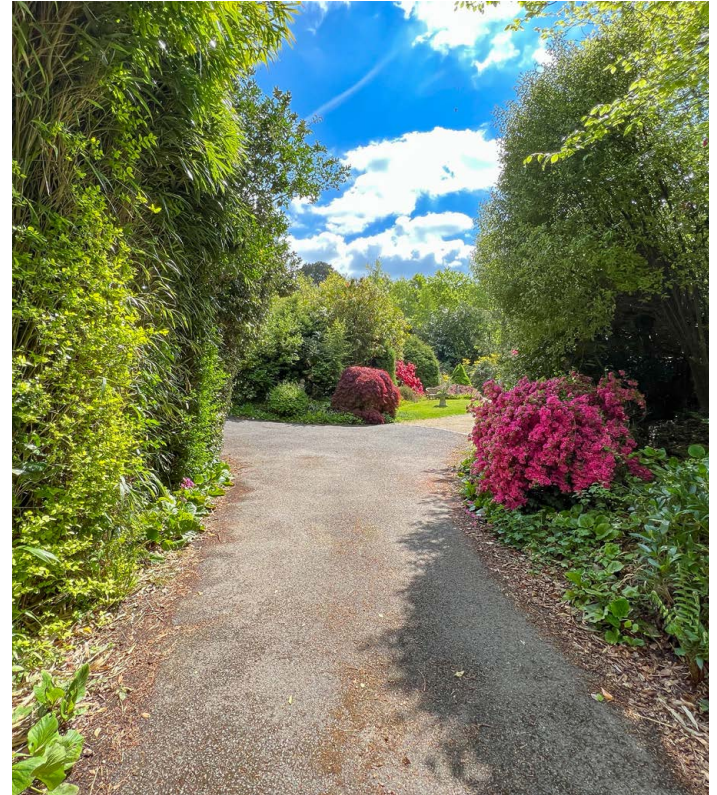
BEDROOM TWO Dual aspect with double glazed window to front and patio doors to rear leading to sun terrace, fitted wardrobe with mirror sliding doors, hanging rails and shelving, radiator.

ENSUITE SHOWER ROOM Fitted suite comprising shower cubicle, wash hand basin with mixer tap and storage cupboard under, low level wc, part tiled walls, heated ladder towel rail, mirror with downlighter, extractor fan, downlighters, ceramic tile flooring, obscure double glazed window to front.

SUN TERRACE Roof terrace with glass and metal balustrade giving views over the rear garden area.









SECOND PROPERTY

The property is entered via wooden door with full height glazed side lights to front, opening to:

LIVING/DINING ROOM Dual aspect with double glazed windows to front and side, wooden laminate flooring, downlighters, two electric wall heaters, paddle stairs to first floor, doors to two bedrooms, shower rooms and open-plan to:

KITCHEN Range of wall and base units with contrasting work surfaces incorporating sink and drainer with mixer tap, 4 ring electric hob with glass splashback and extractor fan over, built in double oven and grill, fitted integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, floor level heater, downlighters, double glazed window to side.

BEDROOM ONE Double glazed window to side, built in wardrobes with sliding doors, hanging rails and shelving.

BEDROOM TWO Double glazed window to rear, fitted storage cupboard.

SHOWER ROOM Suite comprising shower cubicle, wash hand basin and low level wc. Double glazed window to front.

First Floor
(All rooms on the first floor have limited head height)

LANDING Velux double glazed window to front, doors to two bedrooms and wc.

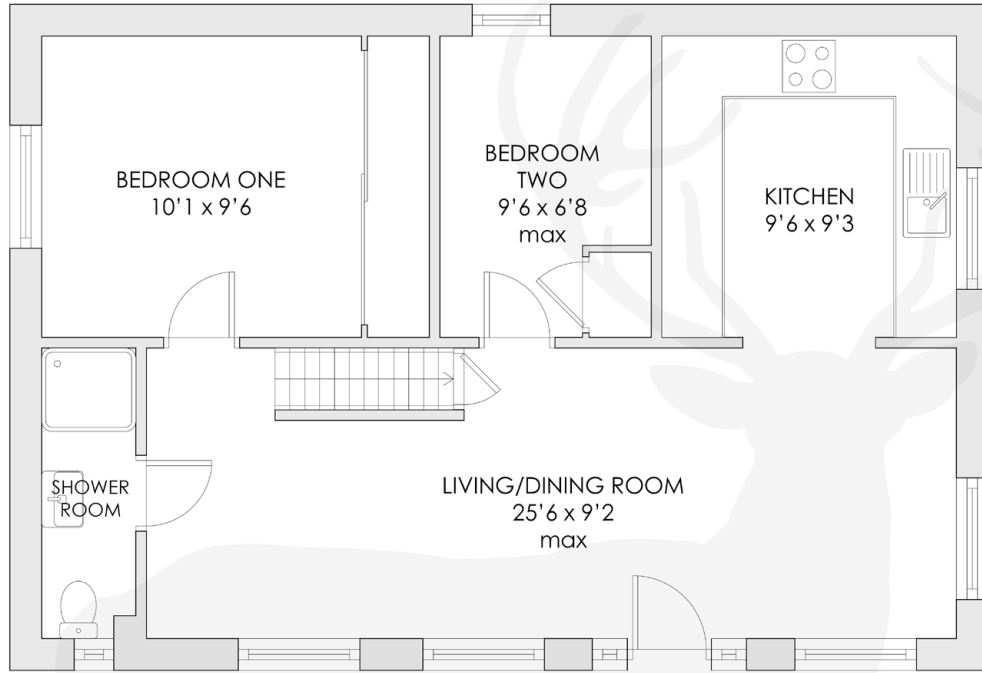
BEDROOM THREE Velux double glazed window to front, built in wardrobe.

BEDROOM FOUR Velux double glazed window to front, built in wardrobe.

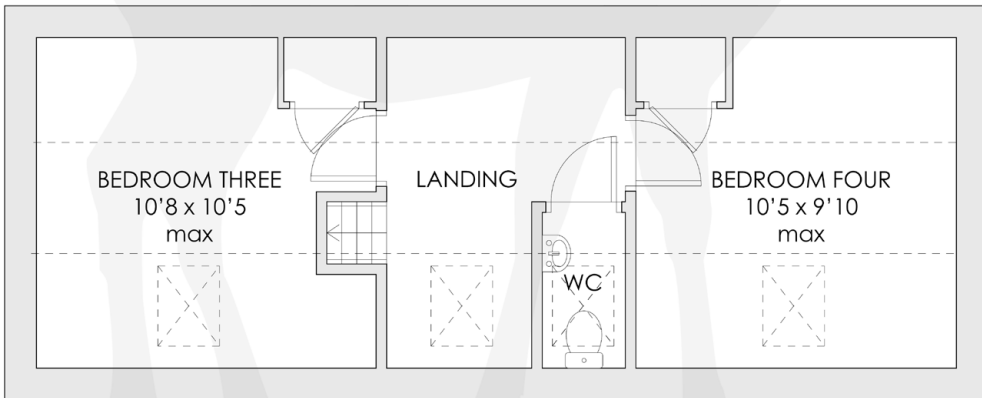
WC Velux double glazed window to front, low level wc, wash hand basin.



FLOOR PLANS



Ground Floor



First Floor



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OUTSIDE

DRIVEWAY, PARKING, CAR PORT & GARAGE

The property and grounds are accessed via electric wrought iron gates opening to hedge lined driveway leading to both: gravel parking area for several vehicles and detached barn style car port and hardstanding parking area with detached double garage.

GROUNDS

The properties boast glorious grounds extending to approximately 1.75 acres and enjoy total seclusion and privacy. There are several distinctive areas including: formal lawn areas with a wealth of well stocked borders and shrubs; paved patio areas; large lawn areas, woodland area and woodland walk with bluebells. The grounds are enclosed by mature hedging and trees.

PLANNING PERMISSION

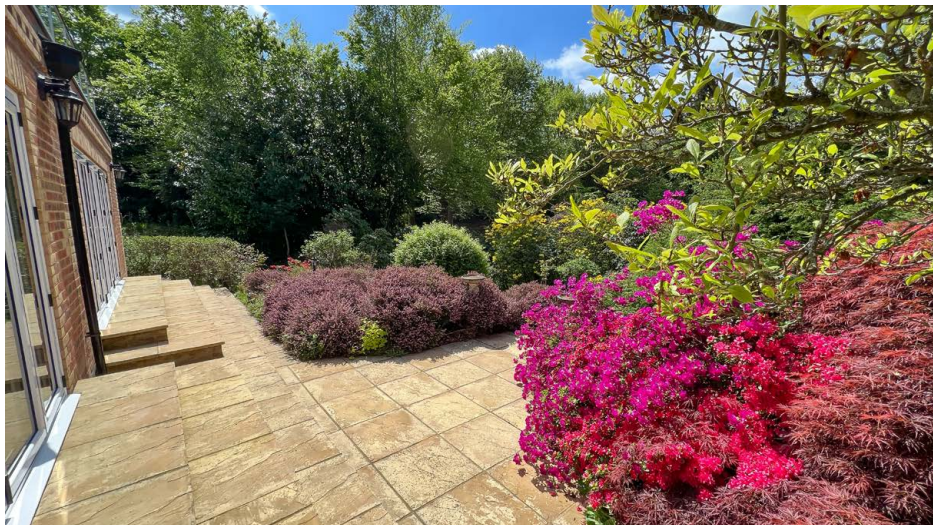
The property has an application pending (ref: 2021/1789) with Tandridge District Council to remove the existing second property structure and outbuildings to build a brand new, three bedroom, detached dwelling of approximately 1,500 sq ft.

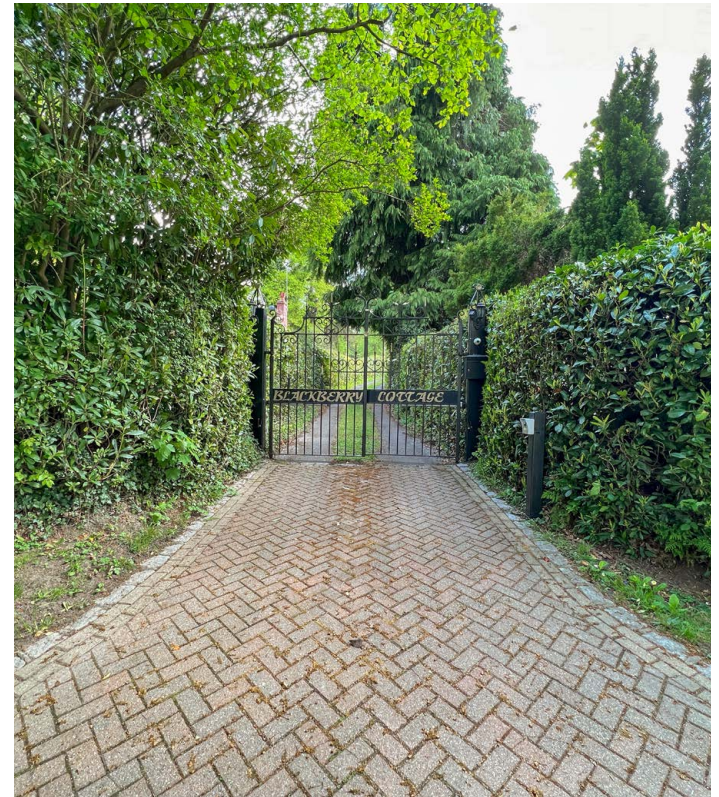
VIEWINGS

Viewing by appointment with
Cole's Estate Agents East Grinstead

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