



**Mill Lane  
Felbridge, West Sussex  
To arrange a viewing or valuation call 01342 316 444**

**[www.mayhewstates.co.uk](http://www.mayhewstates.co.uk)**



**Mayhews**

## A generously sized and beautifully presented detached family home located on arguably Felbridge's most sought after road. Viewing highly advised!

### Bullet points

- Detached house
- Master bedroom with ensuite
- Four further bedrooms
- Family bathroom
- Lounge
- Dining area
- Family room
- Kitchen area
- Utility room
- Downstairs cloakroom
- Timber garage
- Driveway parking
- 1/3 acre plot
- Viewing highly advised!

### Description

Mayhew Estates are delighted to offer for sale this tucked away detached family home which has been modernised and lovingly maintained by the current owners. In our opinion this property could appeal to a variety of buyers and an early viewing is highly recommended in order to appreciate the size of the living accommodation as well as the great location.

Entering the property you are immediately met by an entrance porch which leads into a spacious and impressive reception hall which provides access to the downstairs accommodation and stairs rising to the first floor. Located to the rear of the property is the kitchen/dining room which benefits from a range of eye and base level units, granite work surface, built in oven with combination microwave/oven, hob, dishwasher, large space for an American style fridge freezer, an area for a large dining table and chairs and French doors leading out to the rear garden. The family room enjoys views across the rear garden and offers great additional space for all the family. Off the family room is a study area where the current owners have their piano. The lounge is situated at the front of the property having a stunning large bay window to the front aspect and wood burning stove. There is also a downstairs cloakroom and utility room. Rising to the first floor to a spacious landing you are met by the master bedroom which is tastefully presented and benefits from built in wardrobes/storage as well as its own ensuite bathroom. There are four further well-proportioned bedrooms with one bedroom enjoying a mezzanine level into the loft space providing a great bedroom for a teenager. The bedrooms are complemented by a family bathroom which has a separate shower cubicle.

### Room Dimensions

**Reception Hall** 22'5" x 11'9" (6.83m x 3.58m)  
**Lounge** 21'3" x 14'5" (6.48m x 4.4m)  
**Dining Area** 14'2" x 8'3" (4.32m x 2.51m)  
**Kitchen Area** 12'2" x 11'1" (3.7m x 3.38m)  
**Family Room** 18'9" x 14'5" (5.72m x 4.4m)  
**Utility Room** 10'5" x 6'1" (3.18m x 1.85m)  
**Landing** 12'1" x 11' (3.68m x 3.35m)  
**Bedroom One** 17'1" x 12'4" (5.2m x 3.76m)  
**Bedroom Two** 13' x 11'10" (3.96m x 3.6m)  
**Bedroom Three** 12'9" x 11'11" (3.89m x 3.63m)  
**Bedroom Four** 8'11" x 8'4" (2.72m x 2.54m)  
**Bedroom Five** 7'2" x 7' (2.18m x 2.13m)  
**Bathroom** 8'2" x 5'5" (2.5m x 1.65m)  
**Ensuite** 8' x 7'5" (2.44m x 2.26m)

### Outside

Entering via a five bar gate you are met by a driveway for multiple vehicles. The current owners have erected a timber garage to the front of the property. There is side access leading to the generous rear garden which enjoys a southerly aspect, patio seating area with several further seating areas, large lawned area with a range of shrubs and herbaceous borders as well as a children's play area located at the rear of the garden. The overall plot is approximately  $\frac{1}{3}$  acre. The property backs on to woodland and there is a lake located further down Mill Lane.

### Directions

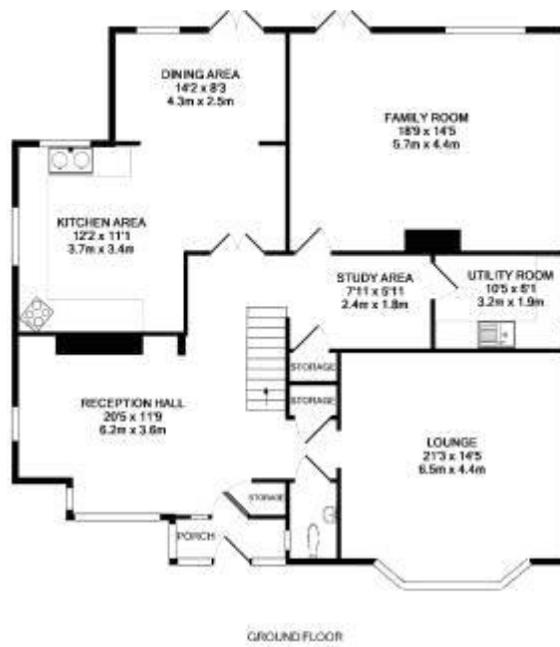
From our office on London Road proceed onto the one way system keeping in the left hand lane heading northwards towards Felbridge. At the Felbridge traffic lights turn left onto Cophorne Road and continue forward taking a right into Mill Lane. Continue down Mill Lane where the property will be located on your left hand side.

### Viewing

Strictly by appointment with Mayhew Estates  
01342 316 444

**Guide Price £800,000 to £850,000**





GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

**Important Notice**

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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