

6 Coppice Vale, Felbridge, West Sussex





6 Coppice Vale, Felbridge, East Grinstead, West Sussex

An impressive and substantial modern house offering flexible and beautifully presented family accommodation as well as a detached double garage and lawned gardens with terrace. The detached property sits in a convenient location with excellent access to the railway station and amenities.

East Grinstead station 2.6 miles (London Bridge from 55 minutes / London Victoria from 56 minutes). Gatwick airport 7.4 miles. Crawley 7.5 miles. M25(J6) 9.8 miles. Brighton 30 miles. London 30 miles. (All times and distances approximate).



Tenure: Freehold

Local authority: Mid Sussex District Council, Tel. 01444 458 166.

Council tax band: G

Services: Mains water, gas and electricity. Gas heating. Mains drainage.









The Property

6 Coppice Vale is an impressive detached house offering well-proportioned and substantial family accommodation, beautifully presented throughout. The property was constructed in 2016 and provides energy efficient accommodation which includes five reception rooms and a fabulous kitchen/breakfast/family room. The kitchen and living room both have doors opening out to the terrace and gardens creating the perfect entertaining space.

The front door opens into a spacious L-shaped reception hallway providing access to the reception rooms. The double aspect dining room is located at the front of the house, as are the study, cloakroom and media room.

To the rear, the fabulous kitchen/breakfast/family room is a particular feature and is beautifully appointed. The kitchen includes extensive wall and base units with integrated appliances, central island, range cooker, walk-in pantry, space for a dining table and a family/sitting area to one end with doors to the terrace and garden. There is also a useful utility room off the reception hall with a door to the side. The formal living room has a fireplace, fitted library style bookcase to one wall and French doors opening out to the terrace and garden.

On the first floor, the impressive triple aspect principal bedroom has an en suite dressing room and bathroom as well as a Juliet balcony overlooking the rear garden. The second bedroom is located at the front of the house and also benefits from an en suite dressing room and beautifully appointed shower room. There are three further bedrooms (one with en suite shower room) and a family bathroom.

Gardens and Grounds

The house is approached via a five bar gated entrance over a gravelled driveway leading to the detached double garage and parking area. The gardens surrounding the house are laid to lawn, fenced and hedged on all sides, with trees, shrubs and plants. A paved terrace runs the width of the house, perfect for al fresco dining and entertaining.



Situation

6 Coppice Vale is located on the edge of the village of Felbridge, just to the north-west of East Grinstead and on the Sussex/Surrey/Kent borders. East Grinstead is a thriving medieval market town offering supermarkets, independent shops, a cinema, sports facilities, restaurants, cafes, bars and a weekly local market. Further shopping is available in Crawley, Haywards Heath or Brighton. East Grinstead train station services London Victoria and London Bridge in under an hour. Gatwick airport is nearby as is the M23 offering access to London, the south towards Brighton and the Sussex coastline.

There are many highly regarded schools in the area, both state and private, including Felbridge Primary School, Copthorne Preparatory, Brambletye, Cumnor House Sussex, Worth, Sackville, Imberhorne, Lingfield College, Michael Hall School (Rudolph Steiner) and Ardingly College.

Leisure activities in the area include golf at Royal Ashdown Forest, Ashdown Park, Chartham Park and Lingfield Park. Riding and walking on Ashdown Forest and in the surrounding countryside; fishing and water sports at Weir Wood Reservoir and on the south coast; racing at Lingfield, Plumpton and Brighton.

Directions (RH19 2SJ)

From East Grinstead, head north on London Road (A22). At the traffic lights, turn left onto Copthorne Road (signposted A264 Crawley). After 0.2 of a mile, turn left onto Crawley Down Road. Continue for 0.6 of a mile then turn left into Coppice Vale where the property will be found after a short distance on the right-hand side.





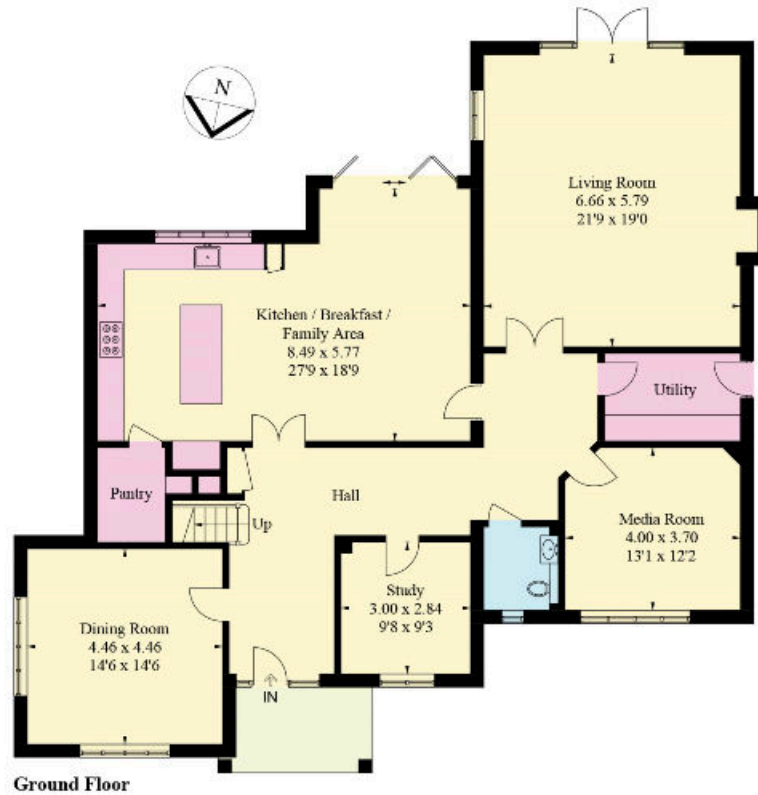
Approximate Gross Internal Floor Area

House: 344.8 sq m / 3711 sq ft

Garage: 39.4 sq m / 424 sq ft

TOTAL: 384.2 sq m / 4135 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



(Not Shown In Actual Location / Orientation)



- Reduced headroom below 1.5m / 5'0"

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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