



Felcourt, Surrey





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Sitting on circa a third of an acre, the well appointed accommodation offers a huge amount of flexibility with 3 reception rooms and a stunning open plan kitchen / lounge / diner, perfect for a central space for the family to gather through the day and evening, and a particular focus for the current owners when re-designing the property with a stunning new kitchen area with built in appliances. Additionally, the downstairs was re-configured to include separate utility and downstairs cloakroom and underlines the time and effort put in to create this flexible space.

The main formal reception room is extremely well proportioned, and you can't miss the feature fireplace with stunning copper canopy in the centre. New bi-fold doors have been put in along the entire rear section of the room, and opens the space to the outside patio, perfect for warm days and evenings to extend your living space. There are two additional reception rooms, the main being ideal for a TV room or kids room, with the other for a office or study area.

Heading upstairs, there are 4 good sized bedrooms, all with storage along with the main family bathroom. Bedroom 5, accessed via a private stairwell, and includes an en-suite, could find use as annexe accommodation as much as a spare bedroom or further office, and sits above the garage.

This beautiful house is well complemented by the delightful west facing terrace, gardens and grounds, with considerable parking at the front. We would be delighted to give you the guided tour, please contact us on 01342 837783 to arrange your private viewing.





## At a glance

- Third of an acre plot
- Detached
- Stunning Open Plan Kitchen/Lounge/ Diner
- Three Reception Rooms
- Recently Remodelled By Current Owner
- Beautiful Feature Fireplace
- Potential Annexe
- Garage
- Parking For Numerous Vehicles
- West Facing Garden

## Location

Situated less than a mile and a half from the old market town of East Grinstead, offering a wide range of facilities, including mainline station, Waitrose, cinema, restaurants and a community theatre. Lingfield racecourse is within 3 miles.

## Intrigued?

01342 837783

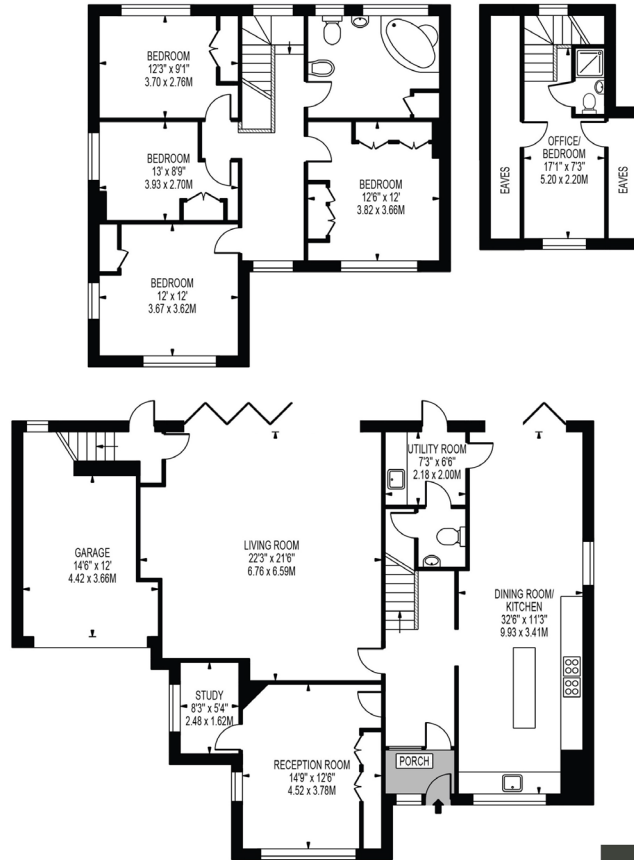
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### BEECH HOUSE, THE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2307 SQ FT - 214.41 SQ M  
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 84 SQ FT - 7.92 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 149 SQ FT - 13.82 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech 

REIGATE OXTED LINGFIELD