



Felcourt Manor
FELCOURT, SURREY, RH19

150 Years
JOHN D WOOD & CO
London, Country & International Property

Felcourt Manor

FELCOURT, SURREY, RH19

An exceptional and impressive ground floor apartment set within this magnificent country home dating back to 1909 and subsequently converted in 2006 into eight beautiful apartments by Scandia-Hus.

The accommodation is very well presented with generously proportioned rooms offering a flexible arrangement, high ceilings and a wealth of period features.

The property benefits from a charming private entrance positioned to the rear of the main building and through a solid oak door leading into the spacious entrance hall with doors leading off to all the principal rooms.

The drawing room is a magnificent space with panelled walls, exquisite coving and ceiling decoration and a central fireplace with a wood burning stove and marble surround.

The large kitchen/dining room provides an attractive and comprehensive range of fitted units with complimentary work surfaces, a central island unit, integrated appliances and French doors opening out to a walled courtyard terrace. There is a separate utility room and stairs leading down to the cellar providing very useful storage space.

Further reception space includes the spacious conservatory which enjoys wonderful views over the landscaped gardens and a study.

The principal bedroom is a particular highlight of this lovely property with a curved bay window enjoying









lovely views over the gardens, fitted wardrobes, space for a dressing area and an en suite shower room. The guest double bedroom provides fitted wardrobes and an en suite shower room, there is a further double bedroom and a family bathroom.

The private area of garden offers a paved terrace ideal for outside entertaining and an area of lawn.

Felcourt Manor is approached via a sweeping driveway with electronically controlled security gates to a broad turning circle directly in front of the property, continuing to the parking area to one side.

The communal gardens and grounds are a particular delight and offer a taste of parkland living, enjoying a degree of seclusion and privacy. The hard tennis court is available for use by the residents and in all they total about 6.5 acres.

Set in a wonderful semi-rural position on the edge of the village of Lingfield, close to the neighbouring grounds of the Lingfield Park Racecourse and adjoining Golf Club complex. Local shopping is available in Lingfield which has a good community with many social and sporting clubs, a Co-op and

Tesco Express, post office, service station, several pubs and cafes and an historic 15th century church.

East Grinstead is the nearest large town for main shopping, with cafes, bars and restaurants. Lingfield is very conveniently placed for Gatwick airport which is reached in about 8.4 miles and, from there, Heathrow can be reached via the Gatwick Express. The M25 motorway lies about 12 miles to the north, via Junction 6, linking to the rest of the national motorway network.

Dormans Park and Lingfield stations offer regular services to London Victoria (approximately 50 minutes from Lingfield) and connections to London Bridge.



GUIDE PRICE: £750,000-
£825,000
Subject to Contract

Local Authority: Tandridge District Council

Council Tax Band: F

Tenure: Leasehold

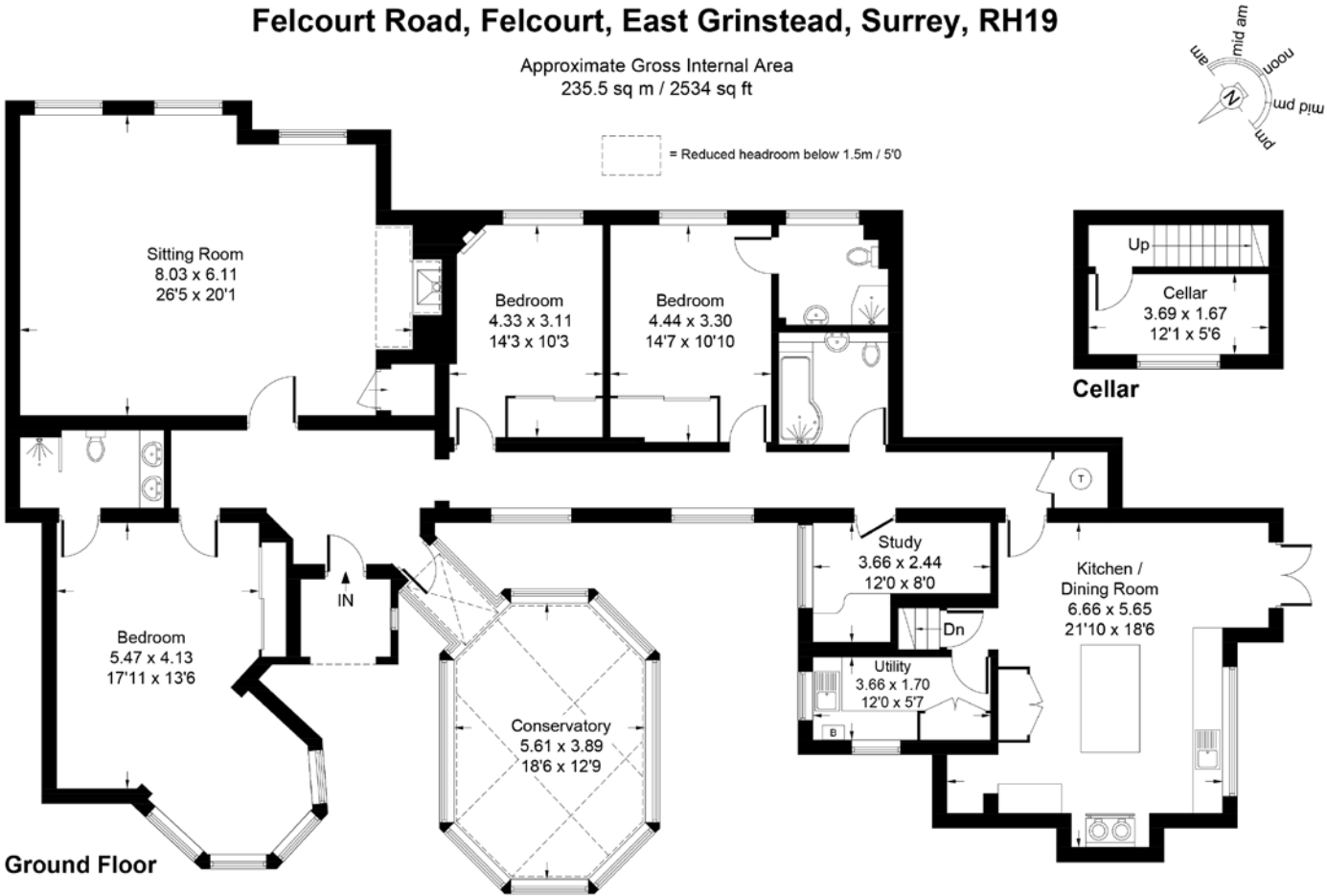
Reference: CHB250071

Approximate Gross Internal Area:
2534sq.ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Felcourt Road, Felcourt, East Grinstead, Surrey, RH19

Approximate Gross Internal Area
235.5 sq m / 2534 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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