



Glendale, Felbridge

GUIDE PRICE £1,000,000 – £1,150,000

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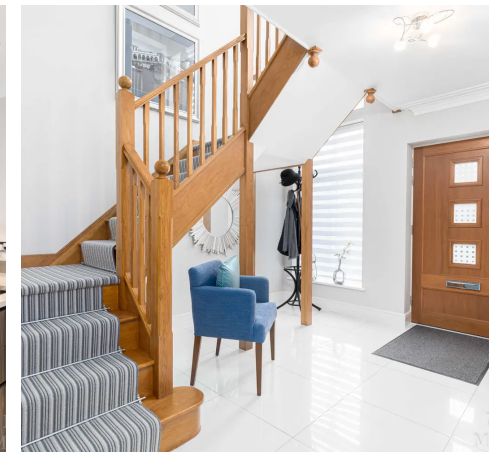
Glendale

Felbridge, East Grinstead

An exceptional property in a sought-after small gated private development, this executive four bedroom detached house offers an unparalleled standard of luxury living. Built in 2014 by renowned developers Rydon homes, this meticulously designed family home showcases the finest craftsmanship and attention to detail, making it an ideal choice for those seeking a contemporary and stylish residence. Upon entering, you are greeted by a grand entrance hall with an integral double storage/boot room; a modern cloakroom; home office with media points; a twenty three foot light and spacious living/dining room complete with a Portuguese limestone fireplace and dual fuel stove with French doors to the rear garden. The separate utility room with space for a washer/dryer and personnel door to rear then leads to the open plan fully integrated Alno crafted kitchen/breakfast room. The large island/breakfast bar with a five ring induction hob and touch pad downdraft extractor fan, finished off with under counter lighting; an Electrolux full sized fridge and freezer, a Siemens oven, grill, microwave, dishwasher and wine cooler along with a Quooker instant boil, water tap. Further to this, there is space for either an eight seat dining table or sofa with wall TV points along with full width Bi-fold doors opening up to the beautifully manicured rear garden. Ascending the elegant staircase with floor to ceiling windows, is the stunning landing where you will find four well proportioned bedrooms, the master bedroom with built in double wardrobes & guest bedroom both benefit from luxury ensuite shower rooms including rain head shower units with handheld shower attachments and touch light LED mirrors. Two further double bedrooms to the rear of the property overlooks an attractive orchard. The family bathroom includes a vertical modern radiator and separate shower cubicle.

£500 per annum maintenance charge

Share of management company





Externally, practicality is not compromised with this magnificent home, as it features a double garage with electric up and over doors, part loft storage and personnel door. Parking for a further three vehicles to the front of the property and further guest parking within the development. Access via the side of the property to the raised rear garden which is mainly laid to lawn with an attractive array of shrubs and planting. For those who enjoy the outdoors, a secluded al Fresco dining patio area provides a haven for relaxation, allowing residents to fully embrace and appreciate the peaceful surroundings.

Benefits include a state-of-the-art surround sound media system, ensuring an immersive and captivating entertainment experience. The integration of such cutting-edge technology showcases the attention to detail and commitment to modern living that defines this exceptional residence.

Situated in a highly desirable location, this property offers convenient access to an array of local amenities, including sought-after schools, East Grinstead train station, Gatwick airport and recreational facilities. Offered with **turnkey** vacant possession, including all interior & garden furniture, this property allows for immediate occupation.



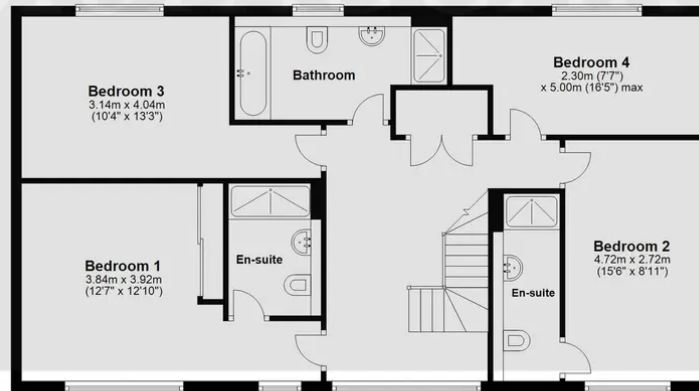
Ground Floor

Approx. 126.9 sq. metres (1366.5 sq. feet)



First Floor

Approx. 94.2 sq. metres (1014.3 sq. feet)



Total area: approx. 221.2 sq. metres (2380.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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