



Woodcock Hill, Felbridge, Surrey

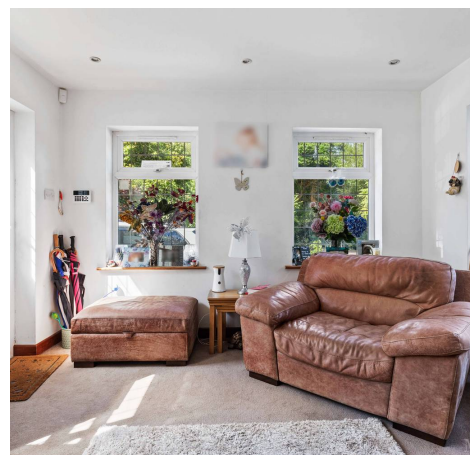
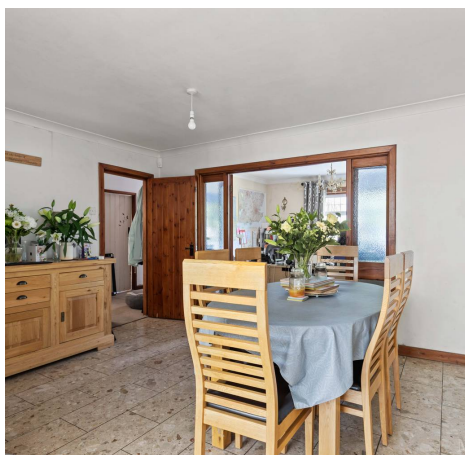
Offers in Region of £1,200,000

**MANSELL
McTAGGART**
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A substantial four bedroom detached family home, which is nestled on an approximately 2.1 acre plot. The property boasts versatile living space of over 3,300 Sq ft and further benefits from a range of outbuildings and ample amount of driveway parking. The current owners also had a new boiler installed two years ago.

The living accommodation briefly comprises: entrance porch with a coat cupboard; entrance hall with a storage cupboard; dual aspect study with patio doors to the garden; family room with a gas fireplace; living room with French doors to the rear garden; wet room with a WC and wash hand basin; dining room; kitchen/breakfast room which has a range of wall and base level units, 4 gas ring hob, stacked ovens and space for other appliances; utility room with which has plumbing for a washing machine, tumble dryer and back door access. A downstairs cloakroom with a wash hand basin and WC concludes the ground floor.

The first floor consists of a spacious landing with Velux windows; master bedroom with fitted wardrobes; double guest bedroom with a built in wardrobe; family bathroom with a WC, wash hand basin and bath. A further two double bedrooms completes the living accommodation.





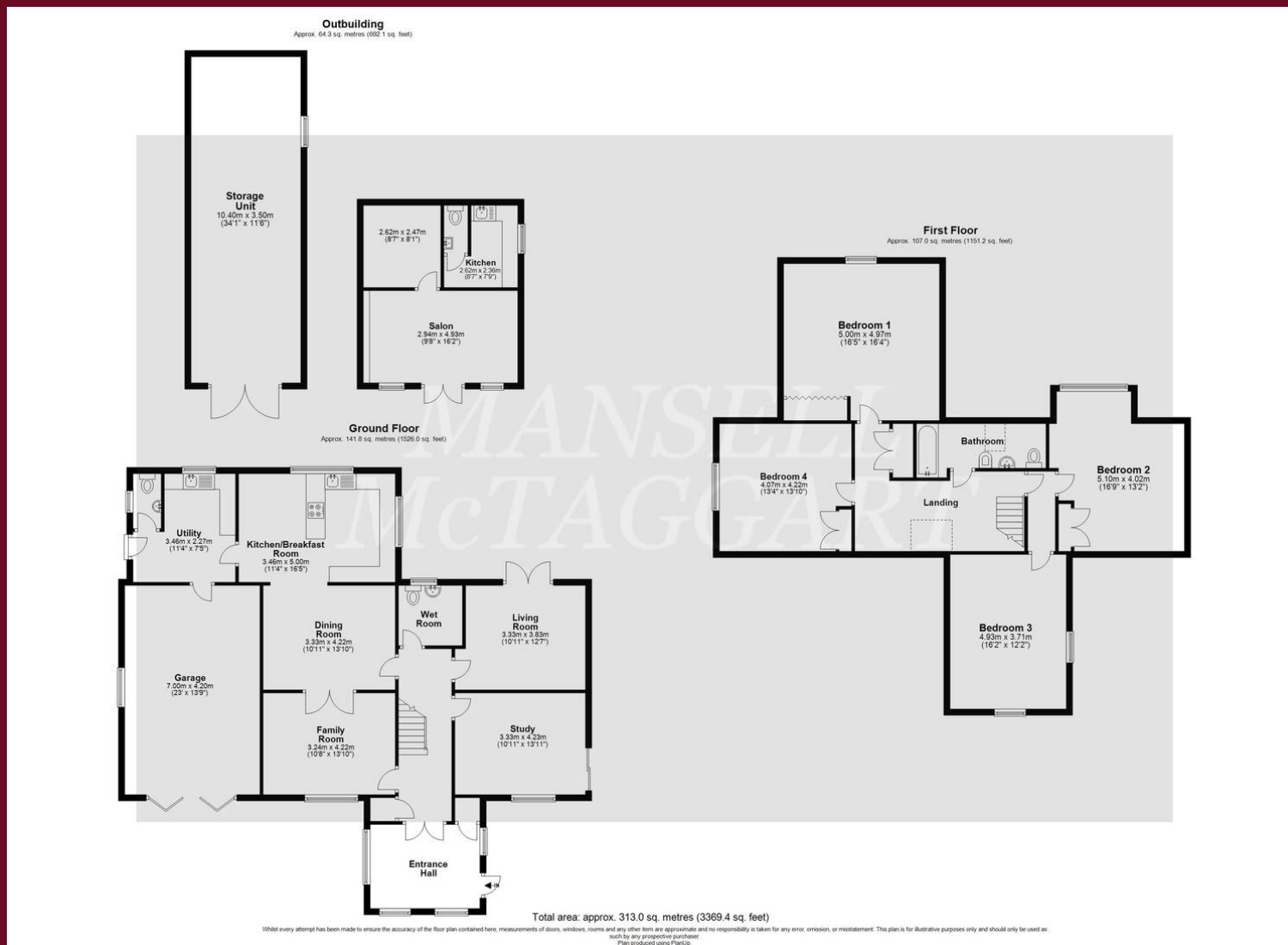
Externally the property benefits from driveway parking for several cars and barn style doors lead to the double garage which has power and lighting. The property sits on an approximately 2.1 acre plot which is mainly laid to lawn with a patio seating area abutting the rear of the property. The current owners have had an outside office built which has made a perfect space to run a business or work from home, as it has power, lighting, water, a cloakroom and a kitchenette area. External storage is not an issue at the property either, as there is a large storage unit with power and lighting and timber sheds. A variety of mature trees, hedges and shrubs provide high level of seclusion and there is also a large pond and a chicken coop.

Council Tax band: E

Tenure: Freehold



- Detached family home
- Four bedrooms
- Approximately 2.1 acre plot
- 3,369 Sq ft of versatile living space
- Four reception rooms
- 2 Year old boiler
- Outside office
- Double garage and large storage unit
- Driveway parking
- Semi rural location



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