



Elegant and beautifully presented 1920s detached home

Lambourn Lodge, 122 Copthorne Road, Felbridge, East Grinstead, West Sussex RH19 2NU

Guide £1,250,000 Freehold





Entrance hall • Dining room • Open plan kitchen and sitting room • Garden room • Wet room • Utility room • Cloakroom • 5 bedrooms (1 currently used as a dressing room) • Family bathroom • Detached double garage • Garden and terraces • EPC rating D

About this property

Believed to date from the mid-1920s, 122 Cophorne Road – also known as Lambourn Lodge – is an elegant detached home with rose-clad brick elevations, red brick window dressings, twin bay windows and a slate tiled roof. Over the last 15 years the current owners have carefully and sympathetically extended and refurbished the property room by room, resulting in a superbly appointed home finished to the highest standard. Every care has been taken to preserve the original 1920s features, which include the original entrance vestibule with its leaded light windows, the oak staircase, internal doors, high ceilings, deep skirting boards and intricate coving. These period elements are complemented by modern fittings such as a Mobalpa kitchen, stylish modern bathroom suites, partial zoned under floor heating, and finishes including Iroko wood, solid oak and porcelain tiled floors and recessed spot lighting.

The house offers over 2,100 square feet of accommodation over two floors, the full extent and layout of which can be seen on the floor plans. The front door opens to a spacious entrance hall with original oak staircase rising to the first floor, lying off the hall is a formal dining room with limestone feature fireplace, and a cloakroom with bespoke walnut and granite vanity unit. The

partially open plan kitchen and sitting room is the real hub of the home, offering a stylish yet comfortable seating area featuring a working fireplace with bespoke Aegan limestone surround and slate hearth, together with a superbly appointed modern kitchen; an expanse of bi-fold doors open to the east terrace, creating a seamless link between the house and garden. The kitchen has been fitted with an extensive range of high gloss and limed oak units and a central island by Mobalpa, complemented by quartz worktops, a range of high-end integrated appliances, a stunning Murano glass splashback and Elica crystal extractor.

The adjoining utility room leads on to a charming vaulted garden room, cleverly converted by the current owners from an original workshop. The room has bi-fold doors opening to the garden, a feature fireplace and an adjoining wet room and, together with the utility room, has good potential for conversion to a self-contained annexe (subject to the necessary consents).

There are five beautifully decorated bedrooms on the first floor, served by a stylish fully-tiled family bathroom with walnut detailing; the fifth bedroom has been fitted with a range of bespoke open wardrobes and is currently used as a dressing room.



Outside

Lambourn Lodge is approached from Copthorne Road via a sweeping gravel driveway flanked by rose beds, which leads to a parking area ahead of the detached double garage. To the front of the house is an expanse of well-tended lawn and a bank of mature trees and shrubs screening the house from the road.

There is gated pedestrian access to the east of the house leading to the well-enclosed rear garden, which has been carefully landscaped to ensure sunny seating areas throughout the day, with two slate terraces adjoining the house, outside lighting and an area of level lawn edged by box hedging. A slate pathway leads to a gate at the rear of the garden, giving direct access to Mill Lane, and in turn Hedgecourt Lake.

Local Information

Lambourn Lodge is situated in the popular village of Felbridge, on the north western outskirts of East Grinstead. The location benefits from being within only two miles of East Grinstead with its range of shops and mainline station, yet less than half a mile (or seven minutes' walk) from the tranquil Hedgecourt Lake nature reserve, home to Crawley Mariners Yacht Club and East Grinstead Angling Society.

Comprehensive shopping: East Grinstead is a thriving market town with an excellent range of shopping facilities, amenities and railway station. There are further shopping facilities at Tunbridge Wells (14 miles) and Crawley (10 miles).

The area is well served for sporting and leisure pursuits with Racing at Lingfield Park, Epsom and Goodwood; Golf at Royal Ashdown, Copthorne, Forest Row and Holtye; Sailing at Hedgecourt Lake, Bough Beech and Weir Wood reservoirs and along the South Coast; and walking and riding locally including Ashdown Forest.

Mainline Rail Service: East Grinstead (two miles), Lingfield (four miles) and Three Bridges (six miles) offer services to London Bridge/Victoria from 35 minutes.

Gatwick airport 7.2 miles. Schools: There are many highly regarded schools in the area, both state and private, including Felbridge Primary School (0.6 miles / 12 minutes' walk), Brambletye, Cumnor House, Worth, Sackville, Imberhorne, Lingfield College, Michael Hall School (Rudolph Steiner) and Ardingly College.

All times and distances are approximate; walking times taken from Google maps.

Services

Gas fired central heating. Zoned electric underfloor heating in the kitchen and sitting room. All mains services.

Outgoings

Tandridge District Council, 01883 722000.

Energy Performance

A copy of the full energy performance certificate is available on request.

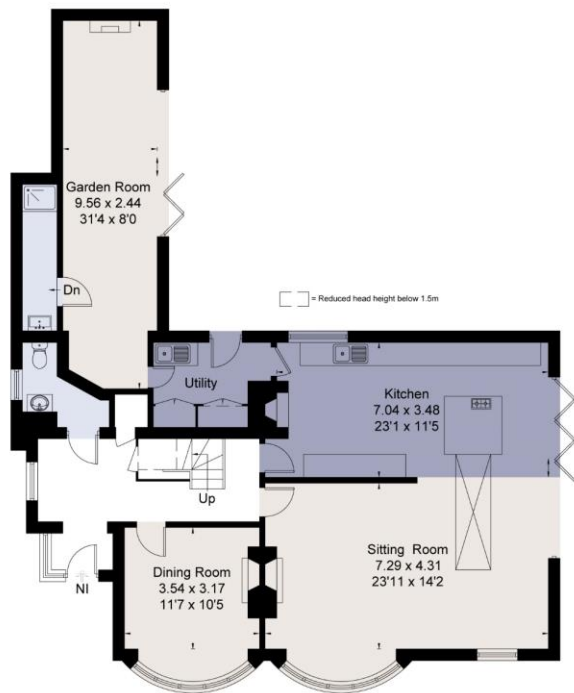
Viewings

Strictly by prior appointment with Savills Haywards Heath on 01444 446000.

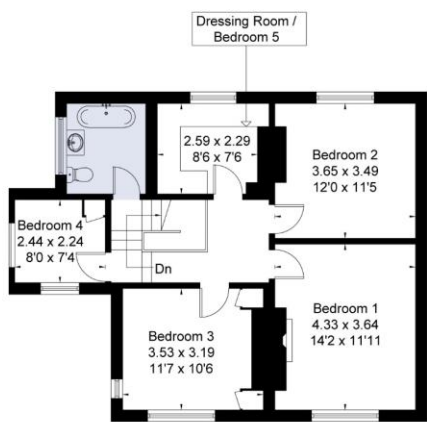




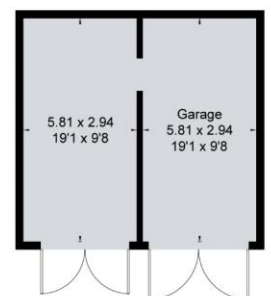
Approximate Area = 200.7 sq m / 2160 sq ft
Garage = 35.1 sq m / 378 sq ft
Total = 235.8 sq m / 2538 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	63	75
England, Scotland & Wales	EU Directive 2002/91/EC	

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