



Felbridge, West Sussex



Robert Leech are delighted to offer an exquisite, brand new 5 bedroom, 5 bathroom residence occupying a substantial and unique plot backing on to open countryside. Persia Place is a bespoke development of just 3 properties set behind beautiful electric gates on a discreet plot off Crawley Down Road in Felbridge, just moments away from the market town of East Grinstead.



Walking inside the property you are greeted with the most incredible oak and glass staircase and an abundance of light coming through the bespoke windows around the galled landing and vaulted ceilings. On the ground floor there is a modern and contemporary feel to the open plan kitchen and dining areas, which also leads through to a connected family room. The cantilevered bi-fold doors can open up two sides of these areas to create an indoor-outdoor extension of the space leading on to the patio area. The kitchen and separate utility room have high end built in Miele appliances with double ovens, microwave and warming drawer for convenience, and with beautifully crafted natural stone worktops throughout. Separately there are two additional living spaces, ideal for flexible family living.

Moving upstairs, you have a choice of 5 very well proportioned double bedrooms. All have their own en-suite bathrooms and a unique feel to each individual one. The principle suite is the centrepiece upstairs, and as you walk through the double doors there is a generous dual aspect room with floor to ceiling windows, a separate walk in storage area perfect for wardrobe space and vanity table, which seamlessly leads through the 4 piece bathroom which feature walk-in rain-shower. A great addition to the upstairs space is a concealed kitchenette with drinks fridge, sink and tap, perfect for making your morning coffee!

The home is smart and efficient too, with bespoke Lutron lighting throughout and a central system which allows you to control all the heating, lighting and security. You can even manage all of this from your phone, anywhere in the world. There is also a separate ground source heat pump and the homes comes with a 10 year warranty

Sitting on approximately half an acre plot with a wraparound garden, in addition to the main house there is the 2 vehicle car port with separate storage and 'gardeners' WC. Above this sits a fully fitted and insulated room, which would be ideal for home office or gym.

This is a remarkable property, and one to see in person to really appreciate the detail and quality, please contact Robert Leech on 01342 837783 to arrange your private tour.



At a glance

- Private Bespoke Gated Development
- Detached
- Five Bedrooms
- Five Bathrooms
- Good Access To M25 And Gatwick
- Brand New
- Miele Appliances Throughout
- Carport with Separate WC and Annex Room Above
- Bespoke Lighting
- Smart Home, Can Connect Remotely Anywhere in the World

Location

The property is located approximately 2 miles from East Grinstead and 4 miles from Lingfield, each with mainline stations to London. The old market town of East Grinstead offers a good range of facilities including Waitrose, a cinema and many restaurants. The picturesque village of Lingfield offers further local amenities, as well as the renowned

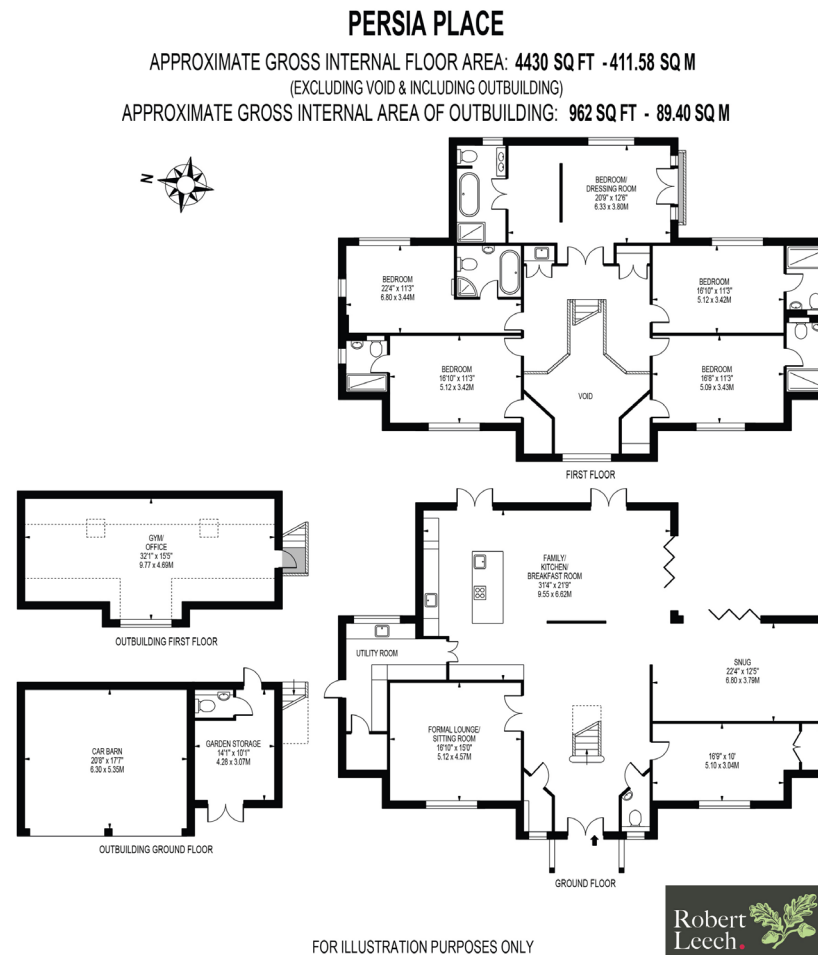
Intrigued?

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Robert Leech

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