



Crawley Down

Guide Price £1,600,000

Crawley Down

A stunning and very individual Victorian residence tastefully renovated by the vendor and offering generous accommodation. Set in 1.7 acres

KEY PROPERTY FACTS

- Quality extended Victorian residence
- Refitted Chalon bespoke kitchen
- Five bedrooms with high quality joinery
- Stunning bathrooms and en-suites
- New double glazed windows and gas central heating
- Detached high spec two storey annex
- Mature landscaped plot of some 1.7 acres
- Oak double carport
- Newly resurfaced long driveway
- Vendor suited
- EPC rating D
- Living space 3417 sq ft
- Council tax band G, £2831

LOCATION

The plot is situated along Hophust Hill which extends to the South of Crawley Down - a large village with church, primary school and local shop. The Worth Way bridleways are nearby and provide excellent riding and walking. More comprehensive shopping and entertainment facilities can be found at East Grinstead or Crawley, both about 5 miles distant. The nearest rail stations are Three Bridges (London fast train approximately 40 minutes), Gatwick (including the Gatwick Express 35 minutes) and East Grinstead.

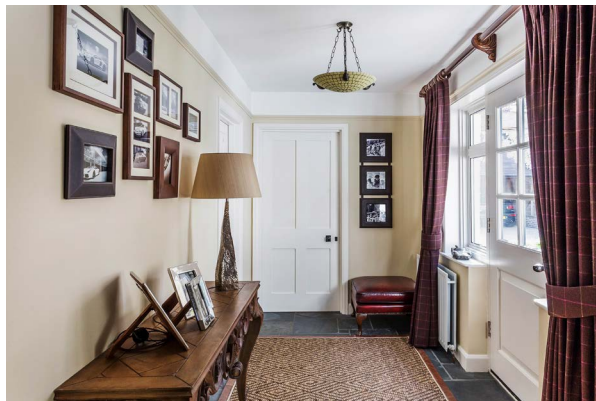
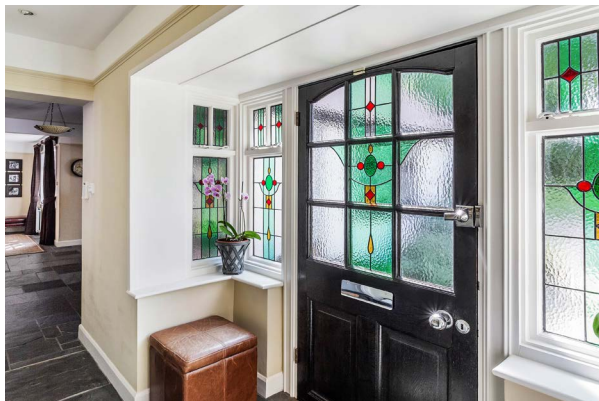
DESCRIPTION

A stunning extended five double bedroom Victorian residence set on a mature landscaped plot of approximately 1.7 acres. The property has been lovingly updated to a very high standard by the current vendors and offers versatility for modern living in a delightful rural setting. The bespoke kitchen has been refitted by Chalon and really is excellent and a main feature of the property, this then opens to a good size family

room. There is a further sitting room with bay window, dining hall/study area and utility room. The master bedroom and bedroom three both have en-suites with a further shower room and cloak room off of the hallway. There is a new gas main and central heating system installed, new double glazing, and the property has been rewired and re-plumbed. A particular feature of the residence is the two story oak framed annex which is currently used as an office and has underfloor heating, limestone flooring and bi-fold doors leading to a delightful Zen garden to the rear.

OUTSIDE

There are mature landscaped gardens of approximately 1.7 acres which really are quite something, the entrance to the property is gated leading to a long resurfaced driveway. This initially leads to the annex which has its own parking area, then winds down towards the main residence. To the right hand side of the property is an oak framed double car port with further parking (please note there is further planning permission for a garage to hold four cars just past the carport). Wooden decking from the rear of the house leads to a sunny terrace and main garden which expands into a large expanse of lawn with stunning views. To the right hand side of the garden is a detached brick workroom with a great BBQ area in front, to the rear is a "hidden gem" a basketball court ready for hours of fun. As you walk down the garden to the left is a fantastic games room fully kitted out for all ages, wooden steps lead down to a stream surrounded by a decked area and natural woodland. It's worth noting that the garden is very private and has areas of sun and shade, perfect for family life.



0.9

MILES

Crawley Down



6.9

MILES

Crawley



2.9

MILE

East Grinstead

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

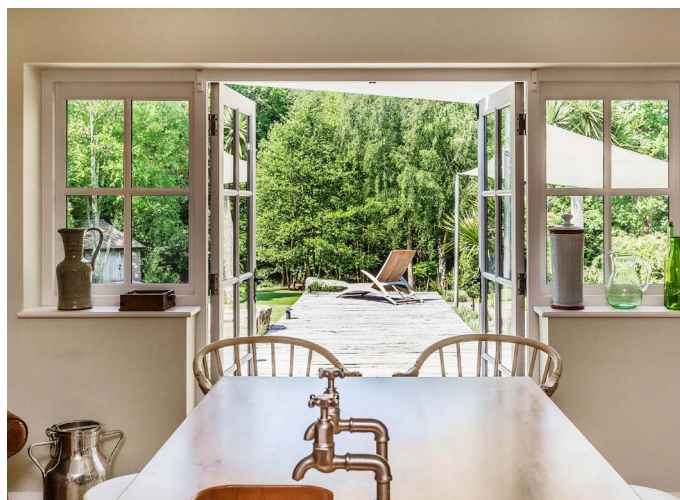
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TUNBRIDGE WELLS

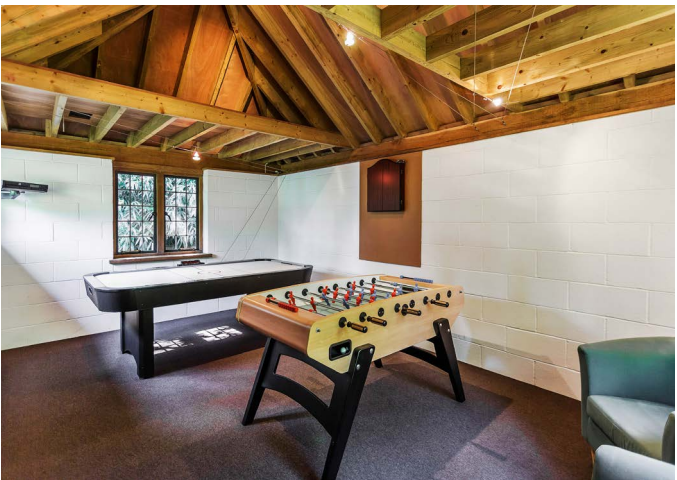
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LONDON

020 3096 7217




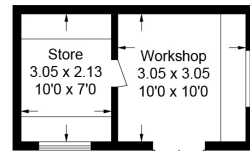




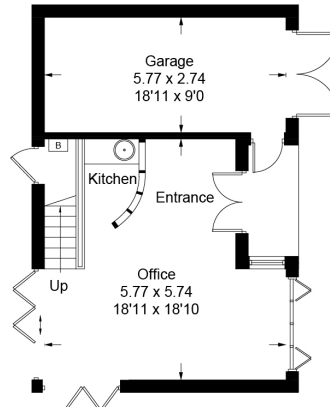
Approximate Gross Internal Area = 228.5 sq m / 2459 sq ft
 Annex (Including Eaves / Excluding Void)
 89 sq m / 958 sq ft
 Outbuildings (Excluding Car Port) = 35.4 sq m / 381 sq ft
 Total = 352.9 sq m / 3798 sq ft



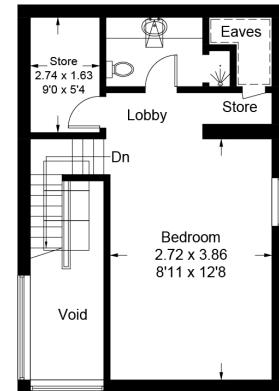
 = Reduced headroom below 1.5m / 5'0"



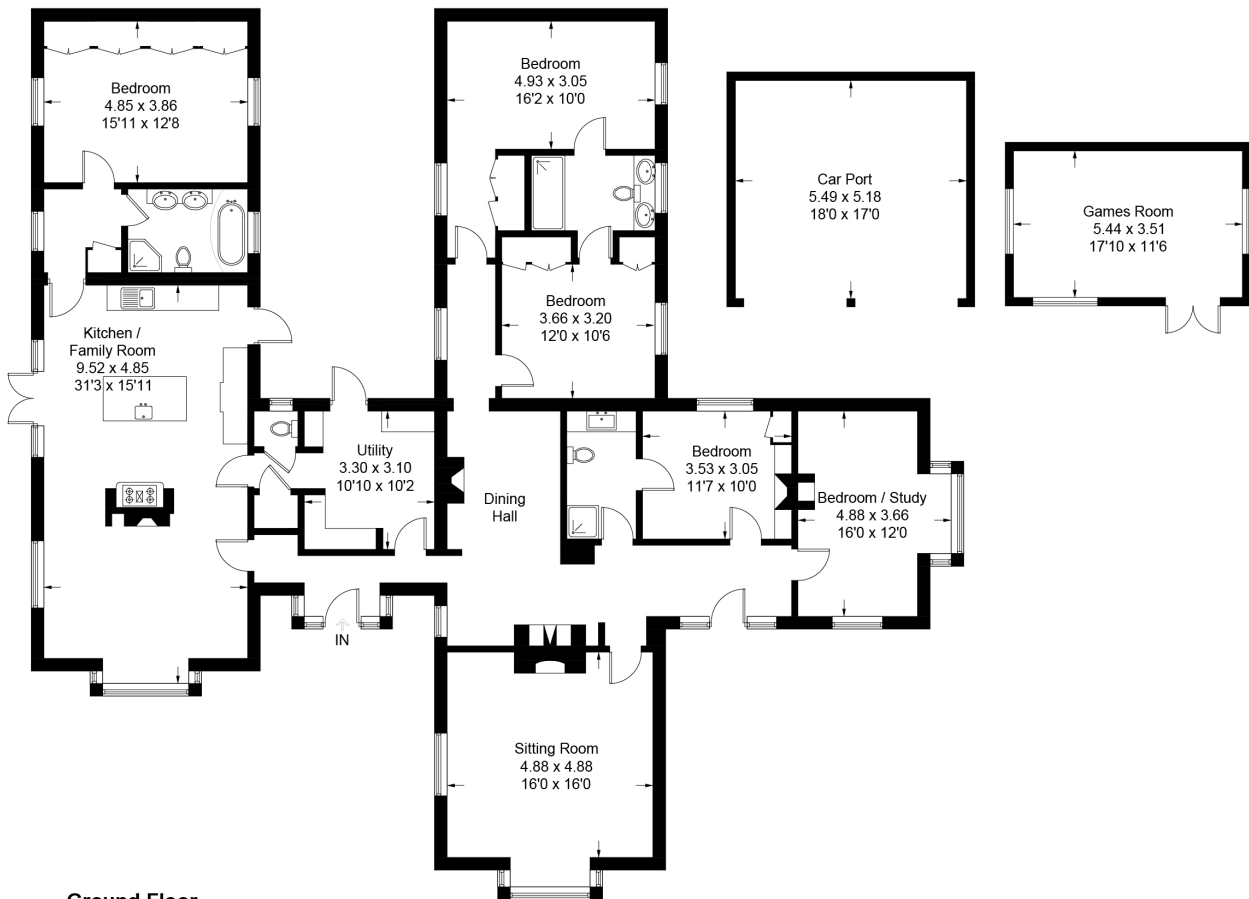
(Not Shown In Actual Location / Orientation)



Annex - Ground Floor



Annex - First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID443302)
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