

HUNTSLAND HOUSE

CRAWLEY DOWN • WEST SUSSEX







HUNTSLAND HOUSE

**HUNTSLAND LANE • CRAWLEY DOWN
WEST SUSSEX • RH10 4HB**

A substantial Georgian country dwelling, dated around the Regency architectural period with stunning south facing views

Sitting room • Drawing room • Family room • Garden room • Dining room
Study • Kitchen/breakfast room • Bedroom • WC

Master bedroom with dressing room and en-suite bathroom
6 further bedrooms • 3 further bathrooms 2 of which are en-suite

Games room 1 & 2 • Cinema room • Gym • 3 further storage rooms

Indoor swimming pool with changing/bathroom facilities

House square footage – 9454 sq ft

Outbuildings – 1261 sq ft

In approximately 3 acres



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Huntsland House

- Huntsland House is a fabulous example of beautiful Georgian architecture with its grand grey facade and distinct internal features such as the symmetrical sash windows, original shutters and cantilevered spiral staircase
- The house lies down a private lane where the land and estate was originally held by the owners of Huntsland House. The lane is set off the main road allowing both great commuter connections and yet peaceful and tranquil at the same time with view to the lake.
- The conservatory at the south east corner is ideal for a morning room as it catches the early sunrise and sunset with an abundance of wildlife
- The mature garden extends to roughly 3 acres and it includes the separate indoor swimming pool with changing facilities, lake and a flurry of yew hedges and flowering shrubs.
- The property also offers possible development options of further buildings such as additional garaging or secondary accommodation (subject to planning permission).









Situation

Huntsland House is situated in a private lane about 1 mile to the west of Crawley Down village which provides good local amenities including shops, school and an inn.



The larger centres of East Grinstead and Crawley are within 6 miles providing comprehensive shopping and recreational facilities.



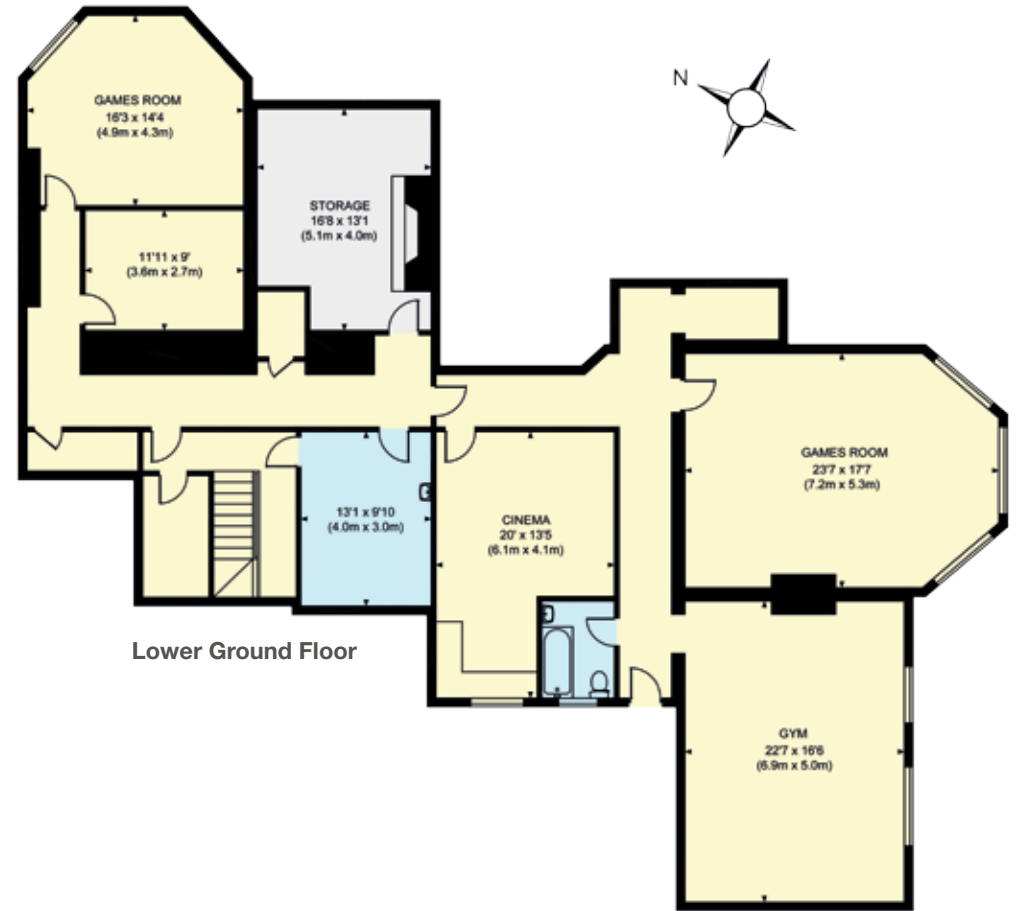
There are main line rail services from East Grinstead and Three Bridges whilst the Gatwick Express, 6 miles, provides a regular service to London Victoria in 30 minutes.



There are excellent schooling facilities in the area including Handcross Park, Brambletye, Ardingly College and Worth School, a variety of sporting facilities including the nearby Sussex Polo Club, golf at Copthorne, Effingham Park and Tilgate, horse racing at Lingfield Park and show jumping at Hickstead.



The M23 is about 3 miles to the west linking with the M25 and the National motorway network.

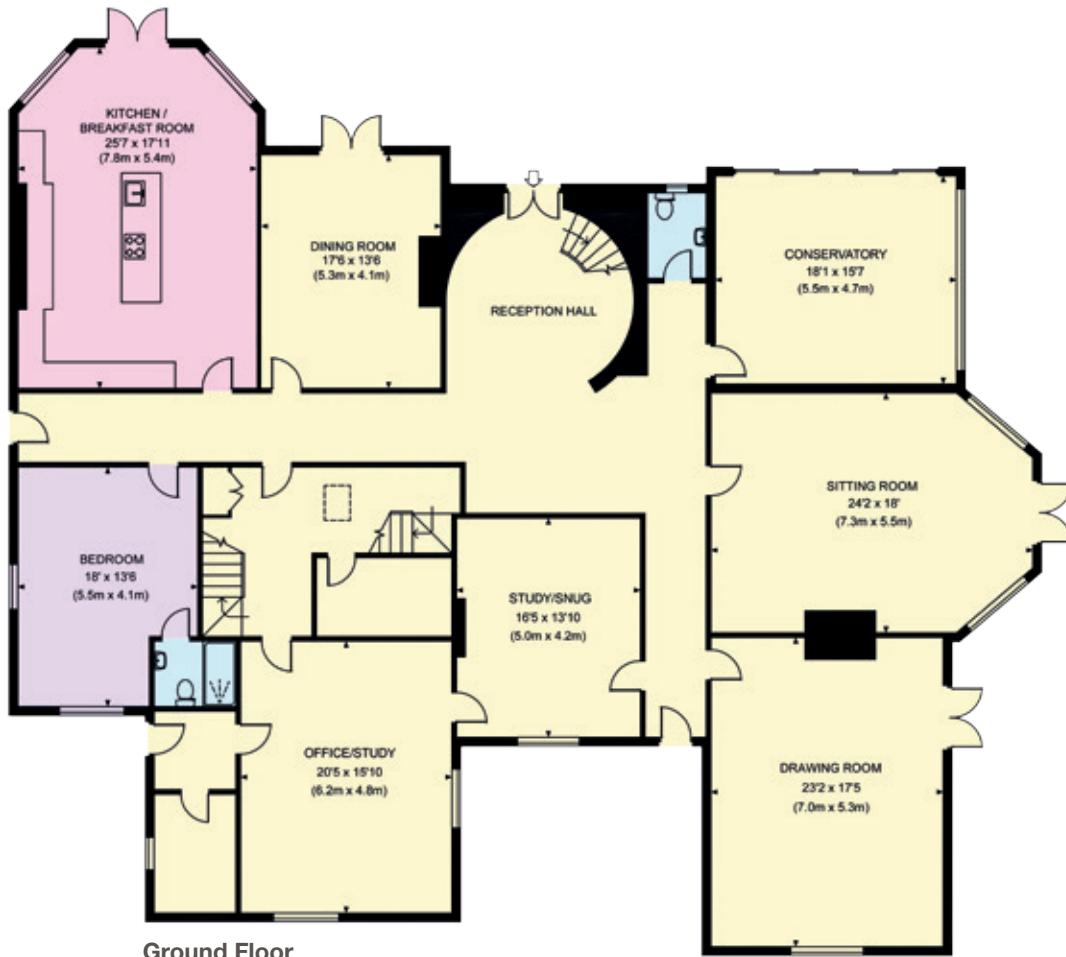


Approximate Gross Internal Floor Area

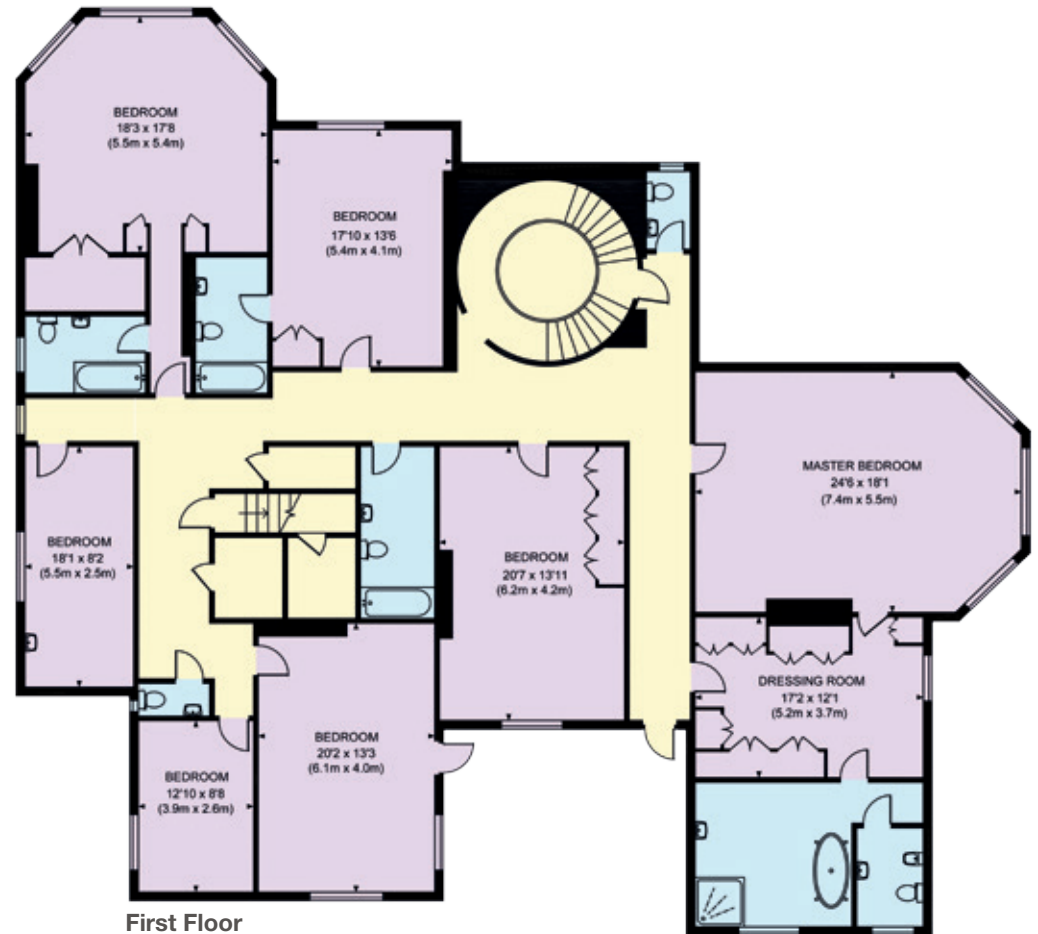
9454 sq ft / 878.3 sq m

Approximate Gross Internal Area Outbuildings

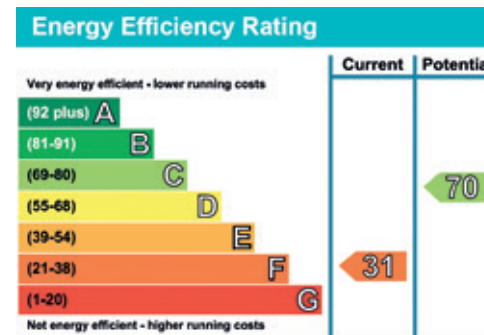
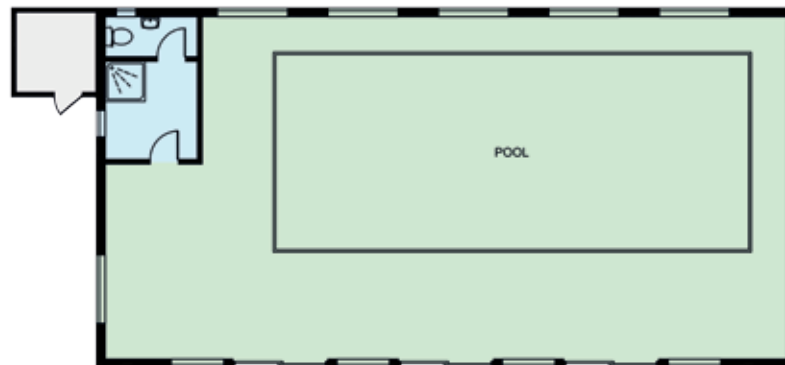
1261 sq ft / 117.1 sq m



Ground Floor



First Floor







Directions

From East Grinstead take the B2110 towards Kingscote for roughly 6 minutes (2.3 miles). Follow the road around to the right whilst still remaining on the B2110 (Turners Hill Road) and continue towards Turners Hill. At Turners Hill roundabout take the first right and at the second roundabout take the first right again onto North Street (B2028) heading north. Continue on the B2028 for around 5 mins (1.8 miles) heading towards Crawley Down. Go past All Saints Church which is on your right hand side and after 0.2 miles the turning for Huntsland is on your left hand side. Huntsland House is on the left hand side with electric gates.

Services

Personal Oil tanks for the main house and swimming pool. Mains drainage. Mains water. Fibre optic broadband.

Local authority

Mid Sussex District Council

Viewing

Viewing is strictly by appointment only via Knight Frank.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

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Photographs: May 2016. Particulars: May 2016. Kingfisher Print and Design. 01803 867087.

