



Turners Hill Road, Worth, Crawley, West Sussex, RH10 4LY

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



A stunning 4 bedroom character property spanning over 2,800sq. ft. It has delightful gardens of approximately one third of an acre (TBV) adjacent to fields and with views across towards the North Downs. The property was formerly amongst the ancillary buildings belonging to the Hayheath Estate. The property has all the benefits of modern refurbishment which has been carried out within the last 5 years together with a sympathetic single storey extension built in 2013/14. Throughout it has been recently upgraded to an exceptionally high standard. The delightful gardens can be viewed from throughout the house and maximise the enjoyment of the lovely location with a real sense of the beauty of outside coming inside. It is close to amenities with Three Bridges station only 5 minutes away making it an easy commute whilst enjoying all the benefits of living in a fabulous rural setting.

the house...

- A stunning 4 bedroom character property spanning over 2,800 sq. ft
- Believed to date to the end of the last century. The house benefits from having been recently upgraded throughout to a high standard
- Fully refurbished to an exceptionally high standard within the last five years to include; new kitchen, two new bathrooms, new boiler, new windows, new electrics, new central heating system including boiler, mega flow and underfloor heating.



the grounds...

- Delightful gardens of approximately one third of an acre (TBC) which wrap around the property making it a very sunny garden. The garden benefits from various places to enjoy the surroundings.
- Superb location adjacent to fields and with views across towards the North Downs.
- Large gravel driveway providing parking for numerous cars.
- Detached double garage with power and light within and outside lighting attached.



the location...

The property is situated within one of the most sought after semi-rural locations in Crawley, within close proximity to the popular villages of Copthorne, Crawley Down, Turners Hill and East Grinstead. Crawley town centre, with its extensive range of shops, restaurants, and recreational facilities, is a short drive. Three Bridges mainline railway station (London Victoria approx. 35 minutes, Brighton approx. 30 minutes) is only 5 minutes away and Gatwick Airport and the M23 are within easy reach. The location is close to beautiful countryside with numerous walks and cycle paths. The popular Worth Way (pictured below) is a 5 minute walk away.





the house in more detail...

Approaching the property, via double gates, there is an immediate sense of seclusion and privacy.

Stepping through the front door there is a spacious hall with stairs ahead. The high standards are immediately apparent with the solid oak doors, double glazed hardwood casement windows with monkey tail handles and Travertine Italian tiling which add to the sense of light and space. The main part of the house has radiators and the extension has underfloor heating; all of which is thermostatically controlled. There is new plumbing and heating with a megaflo system and a new boiler installed. The kitchen was re-furbished in 2014 and both bathrooms were upgraded in 2016. From the hall to the left is bedroom 4 /study which is a double with a window to the front of the property. Further along the hall there is a large double cupboard with small stained glass panels. Alongside this is one of the original fireplaces. Continuing along there is a large double bedroom with a newly fitted shower room next door. There are built-in wardrobes and dual aspect windows to the front and side of the house making it both light and airy. The shower room has a white WC, white wash hand basin with marble surround and a shower together with a ladder style radiator. These rooms provide an ideal guest suite or could be used for a teenager or older family members wishing to have privacy, independence and be self-contained.

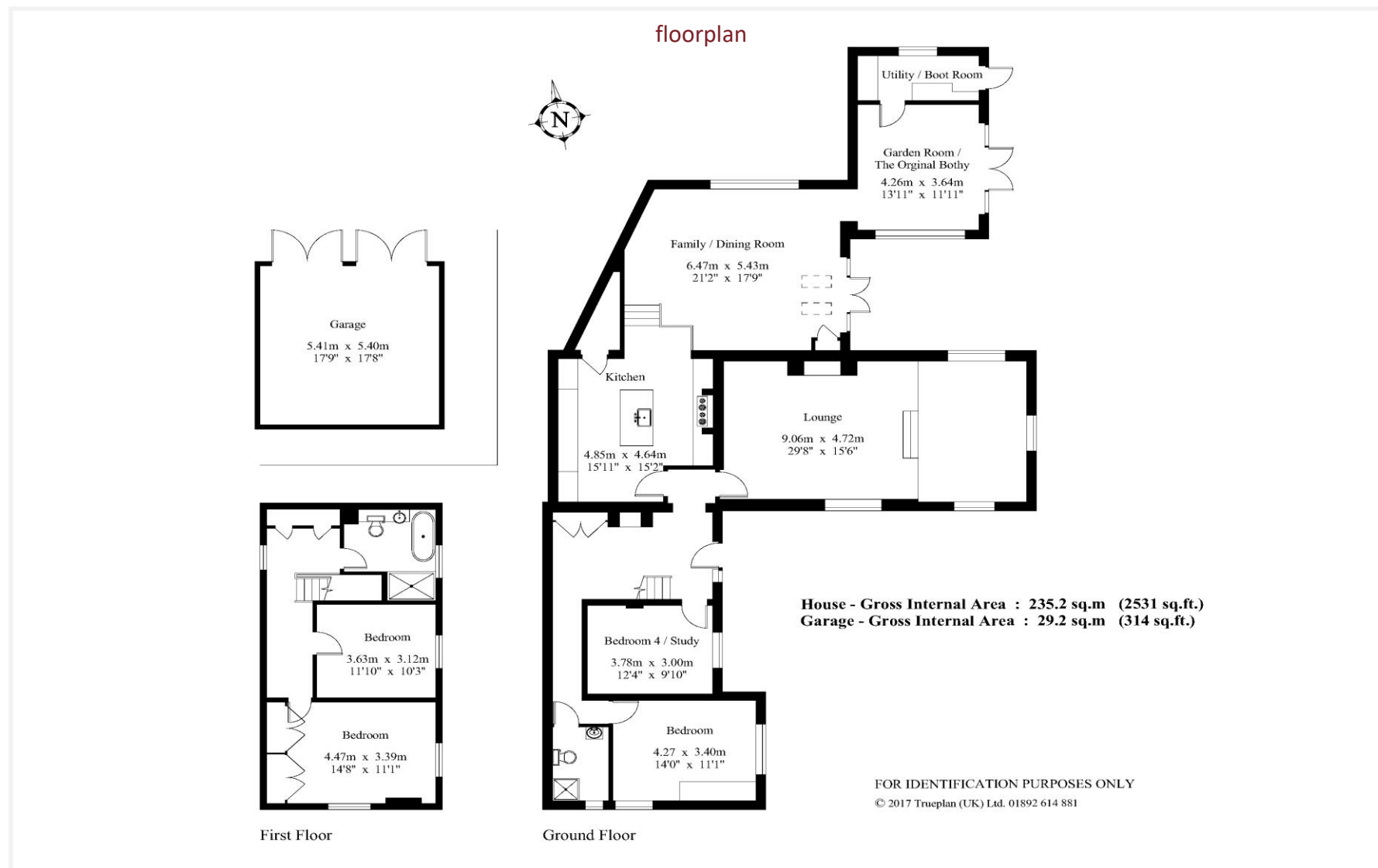
Upstairs the master bedroom is also a generous size with a large window to side and another window to the front and has two double built-in wardrobes. Bedroom 3 is also a double and also has a window to the front. At the end of the landing there are two full height storage cupboards. Ahead the bathroom is striking with its modern white suite comprising a round -end bath, a walk-in shower, WC and an oval wash hand basin with Silestone quartz surround together with light grey Italian stone wall and floor tiles.

Returning downstairs, the living accommodation is open plan and flows with the extension having been designed in a sympathetic way. The 30 ft. lounge is particularly spacious and has original exposed beam and a wood burning stove with a sandstone hearth and a bressumer beam. The room is split level and, stepping up, there is a vaulted ceiling and delightful views on three sides.

Behind the lounge is the kitchen which was re-fitted to a high standard in 2014. Along the wall to the left there are full height storage cupboards at each end linked with shelving and work surfaces in solid oak. At the far end there is an oak door leading into a walk-in larder. On the right, the oak work surface continues with further cupboards on either side of the cooker which comprises a double electric oven and induction hob. There is a chimney structure framing it with its interior tiled with blue and white Moroccan tiles and, to the right, an integrated fridge. There is a central island with a dark granite work surface, integrated dishwasher and built-in sink with cupboards along the side and space for two bar stools at the end.



the floorplan...



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

In more detail & the grounds...

From the kitchen, there is a white stair rail and four steps down into the family/dining room with a stunning outlook. To the left there are four windows with views across the fields and garden, looking ahead is a terrace and to the right the courtyard area between this room and the lounge. The room has double skylights and bespoke glazed double doors with glazed panels on each side and panelling below. A simply delightful room for socialising and enjoying the fabulous surroundings. There is an archway leading to the garden room which provides another area for relaxing and enjoying the outlook. The former boot room is now the utility room with space and plumbing for a washing machine and tumble drier above. The boiler is to one side and the apparatus for the underfloor heating. There is space for a fridge and a freezer with cupboards above. The window to the side looks across the fields and with a wooden door ahead to the garden.

OUTSIDE

The garden almost completely wraps around the house providing many vantage points from which to enjoy the lovely location and making it a very sunny garden. Stepping outside from the utility/boot room, there is an area of grass with flower borders and mature shrubs. There is also a gate to access the field from here. Across the front of the house there are two separate terraces and a courtyard providing areas to sit and socialise at different times of the day and different times of the year. From the raised terrace, there is a brick edged pathway lined with lavender taking you to the end of the garden with extensive lawns to the right. There is a rose covered archway leading through to a concealed area with a potting shed which has both power and light and there are raised beds for vegetables. Along the boundary is the original brick wall which would have previously had the kitchen gardens beyond. There are three places along the wall with lighting set on a remote timer creating a magical setting. Continuing forward, is the pond which is a beautiful feature and a lovely spot from which to enjoy the evening sun. The brickwork surrounding the pond was created using Victorian setts retrieved from the derelict greenhouse. There are climbing roses, flower borders, shrub and fruit trees including apple, pear, cherry and fig.

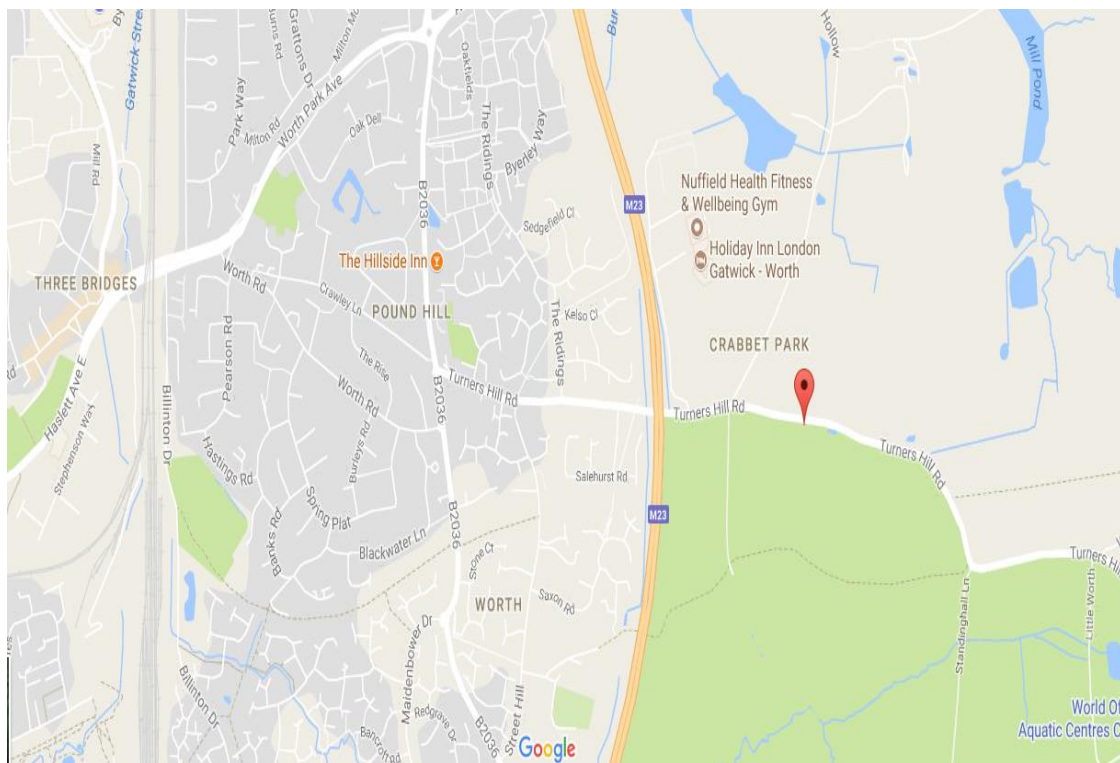
Moving on, there are large laurels, roses and established conifers, as well as new fencing all shielding the property from the road. The double garage has two pairs of part glazed double doors and there is power and space for appliances. The area in front of the house provides ample space for turning as well as additional parking for numerous cars. Discretely tucked away is the oil tank, storage for logs and an outside tap. There is ample outside lighting for the garage, the house and the garden.



the location...

maps courtesy of
Google maps

Turners Hill Road, Worth, Crawley, West Sussex RH10 4LY



not far from...

- Crawley – 6 miles
- East Grinstead – 6 miles
- Gatwick – 6.3 miles
- Brighton – 28.2 miles
- Manor Royal Industrial Estate – 5.4 miles



stations

- Three Bridges
- East Grinstead
- Horley
- Gatwick

more details from www.thetrainline.co.uk



shops

- East Grinstead Town Centre
- County Mall, Crawley
- Tesco's Extra, Three Bridges
- Waitrose, East Grinstead
- Bluewater Shopping Centre
- Brighton City Centre

relaxing

- The Dukes Head, Copthorne
- The Crown, Turners Hill
- Alexander House, Turners Hill
- Bluebell Railway, Sheffield Park
- Go Ape Tree Top Adventure, Crawley
- Lingfield Race Course
- British Wildlife Centre, New Chapel

more details from Mansell McTaggart...

The Post Office, Brookhill Road, Copthorne, West Sussex RH10 3QT – 01342 717400

email: cophorne@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947