



Crawley Down, West Sussex



6



4



4



2.3 acres

Private
Estates



Prime Property from Robert Leech Estate Agents

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An imposing and elegant 6 bedroom period home of Georgian origins with separate garage/ancillary apartment, all nestled in picturesque grounds of about 2.3 acres. Central London just 33 miles.

GROUND FLOOR

ENTRANCE RECEPTION HALL polished oak floor, attractive fireplace with slate hearth and woodburning stove. A superb central oak staircase with turned spindles rises to the first floor.

MAGNIFICENT DRAWING ROOM triple aspect, double doors at the rear lead into the garden.

FAMILY ROOM polished oak floor, ornate fireplace with inset woodburning stove, bay window

DINING ROOM/STUDY bay window, carved fire surround with adjacent ornamental display niches.

CLOAKROOM, custom fitted, vanity wash hand basin, access to separate wc.

KITCHEN/BREAKFAST ROOM featuring an extensive range of hand-made fitted units and polished granite work surfaces, inset Belfast style sink, extensive range of drawer and cupboard base units. Wall cupboards together with a matching dresser unit and central island with granite surface, gas fired Aga with four ovens, Chinese slate floor, French doors leading into the garden.

LOWER GROUND FLOOR

CLOAKROOM

SECOND KITCHEN/UTILITY AREA leading to a boiler room and WINE CELLAR.

SNOOKER/ENTERTAINMENT ROOM polished oak floor and cast iron fireplace. Fitted range of furniture comprising storage units, drawers and display shelves. French doors at the rear lead onto the lower terrace.

FIRST FLOOR

MASTER BEDROOM A superb triple aspect room with a range of built-in display shelves.

ENSUITE BATHROOM with bath set in an arched recess with marble surround, shower area with overhead shower, vanity basin set in a marble surround, wc with concealed cistern, Limestone flooring and part tiling to walls.

DRESSING ROOM with a custom made fitted range of furniture. Landing with polished oak flooring, fitted bench seat. Two steps down lead to the:

LIBRARY AREA with polished oak flooring and fitted bookshelves with oak surrounds.

BEDROOM Georgian style cast iron fire grate and hearth, fitted shelving and built-in wardrobe.

BEDROOM 3 with built-in wardrobe and further storage cupboard.

BATHROOM 2 Heritage suite comprising a roll-top bath, high level wc and pedestal wash basin.

BEDROOM 4 with Victorian style cast iron fireplace with slate hearth.

Double doors to the front elevation lead to a small balcony.

A short flight of steps from the main landing leads to:

BEDROOM 5 with built-in storage cupboard and access to:

BATHROOM 3 with white suite comprising panelled

bath, vanity wash hand basin, wc, oak strip flooring.

SECOND FLOOR

BEDROOM 6 double aspect, eaves storage cupboard.

OUTSIDE

- Approximately 2.3 acres of picturesque gardens and grounds

- Detached double garage with self contained flat above, comprising bedroom, bathroom, living room, kitchen

- Large gravel driveway, ample parking, central lawn and ornamental fountain

- Large pond

- Paved patio area & decked terrace

- Lawn with southerly aspect, bordered by mature specimen trees

DESCRIPTION

This imposing property was originally constructed in the early 19th Century. The house was subsequently extended in the Victorian period, with a later addition. Internally, the property has been carefully improved over the years with oak floors and matching joinery in many areas and with the impressive oak staircase in the reception hall. Many rooms throughout the house have custom-made furniture, which includes a fitted farmhouse style kitchen finished in a classic style, with gas Aga.

Many character and architectural features include high ceilings with ornate cornices and open fireplaces. The adaptable accommodation extends in all to circa 6800 sqft. This includes a lower ground floor, currently used as a leisure suite. A separate garage block provides a self-contained apartment over, ideal for an au pair, relatives or guests. The house is set in grounds of approximately 2.3 acres.

LOCATION

The property is situated on the outskirts of the villages of Copthorne and Crawley Down, close to open fields and countryside. Copthorne provides a Church, pubs, village store and an excellent primary school. More comprehensive shopping facilities can be found at Crawley town centre, about 5 miles distant. For international travel, Gatwick airport is also about 5 miles. The nearest rail stations with links to London are Three Bridges (fast train approximately 40 minutes), Gatwick (including the Gatwick Express 35 minutes) and at the old market town of East Grinstead.

Private Estates

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1.5
MILES
COPTHORNE



4
MILES
THREE
BRIDGES
STATION



5
MILES
GATWICK
AIRPORT

robertleech.com

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

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

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

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



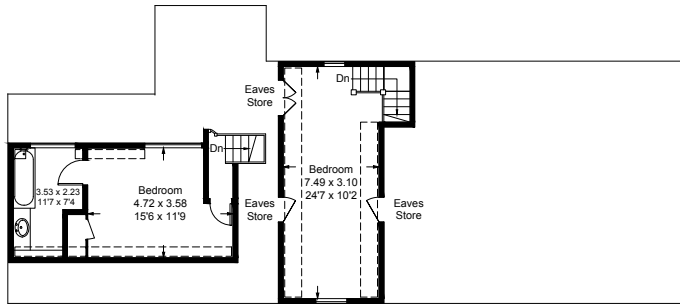




Approximate Gross Internal Area = 529.2 sq m / 5696 sq ft

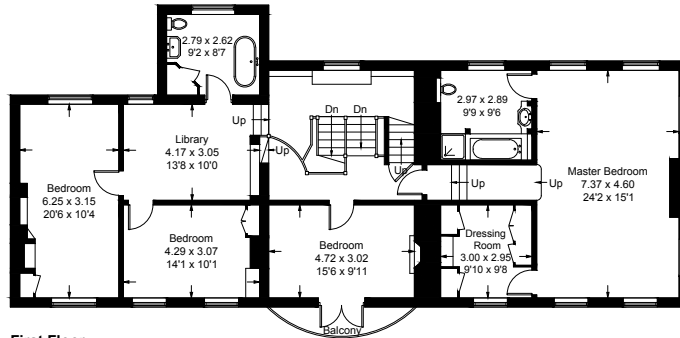
Garage = 102.9 sq m / 1108 sq ft

Total = 632.1 sq m / 6804 sq ft

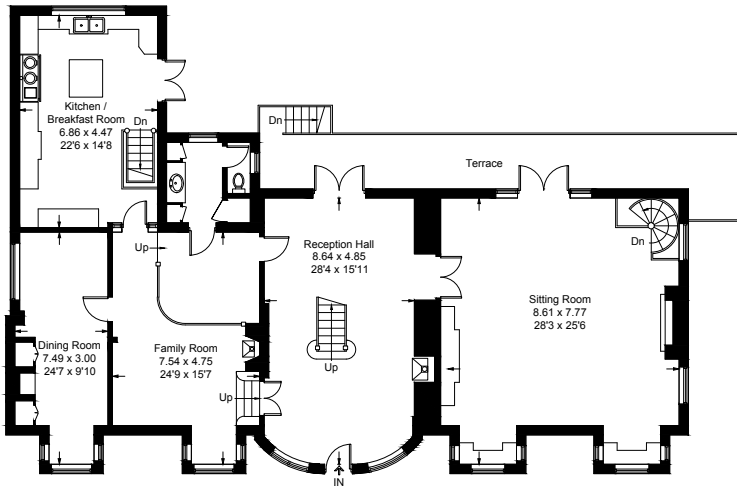


Second Floor

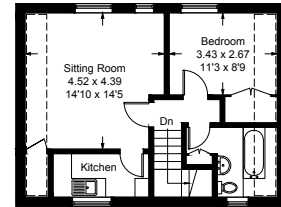
= Reduced headroom below 1.5m / 5'0"



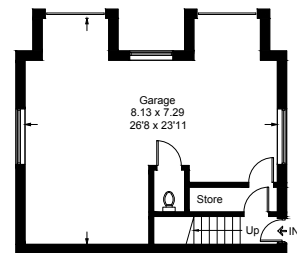
First Floor



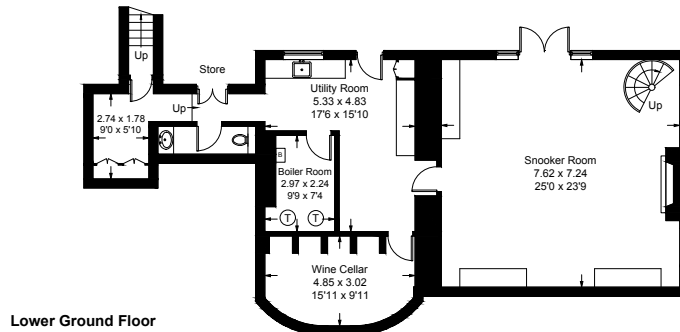
Ground Floor



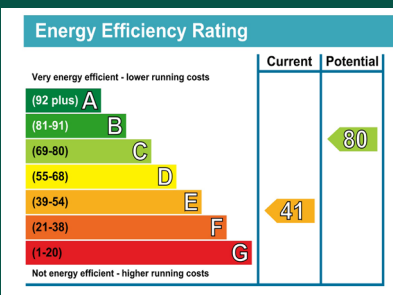
Garage First Floor



Garage Ground Floor
 (Not Shown In Actual Location / Orientation)



Lower Ground Floor



DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.



ESTD 1989