



Crawley Down, West Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A spectacular recently built detached country house extending to over 8,000 sq ft in grounds of 2.4 acres. Situated in prestigious private road – central London just 32 miles.

Constructed only in 2013, this outstanding country house extends to just over 8,000 sq ft (main house). Enjoying views across its own land, there is an abundance of space and state of the art design that focuses on the latest in modern concepts. The property is constructed to take advantage of the location with large areas of glass which seamlessly take the living accommodation into the outdoor environment and optimise the delightful views. Internally, there is a high specification including under floor heating with individual thermostats, an integrated sound system, Renovent heat recovery system, central vacuuming system. Without doubt, the heart of the home is the magnificent kitchen/dining room/snug, opening to the terrace and gardens. This creates a wonderful area for every-day life and also the opportunity for majestic entertaining.

Stepping outside, there is a 3 bay detached garage building, with self-contained area over, suited for a variety of uses such as annexe or useful home office. The gardens and grounds are also a feature, with gently sloping lawn to the rear, bordered by an area of wild flowers and woodland, including pond.



Summary of Accommodation

-Imposing Entrance Hall, feature stone fireplace, staircase to first floor galleried landing

-Beautiful double aspect Drawing Room with wide stone fireplace, inset Stovax woodburner

-Sitting Room, currently used as a gym

-Triple Aspect Study/Playroom with fitted bookshelves

-Magnificent open plan Kitchen/Dining Room and Living Room/Snug. Impressive Kitchen area superbly appointed with Clive Christian fitted units, granite work surfaces and a double Belfast sink with mixer tap and steaming hot water tap. Featuring a large marble topped central island unit/breakfast bar with Belfast sink and waste disposal. The Kitchen is integrated with an array of Siemens fitted appliances including 2 electric ovens, a steam oven, 2 warming drawers, coffee maker, 2 dishwashers, 2 fridges, freezer and a wine fridge. There is also a walk-in-larder cupboard, Rangemaster gas oven and granite splashback with inbuilt flat screen TV. Atrium roof light and marble flooring the Kitchen opens to a cosy snug and also to an excellent dining room with bi-fold doors to terrace

-Oak Framed and Vaulted Triple Aspect Orangery, woodburning stove, 2 sets of doors to garden. The orangery is situated at the western end of the house, therefore enjoying the afternoon sun

-Utility and Laundry Rooms, approached from the kitchen area, both with fitted cupboards, granite worktops and sinks. Utility room also has an integrated fridge freezer

-Large Boot Room with door to garden

-2 well appointed cloakrooms

First Floor

-Galleried Landing with sitting area

-Grand Principle Bedroom Suite, French doors to glazed Juliet balcony with wonderful views over garden, well appointed dressing room, luxury en-suite bathroom, marble tiling, suite including freestanding bath, twin basins, large shower with rain shower head

-4 further bedrooms, each with inbuilt wardrobes and en-suite bath or shower rooms

Top Floor

-Suite of rooms, potentially 3 large further bedrooms, currently arranged as cinema room, games room and offices



Gardens and Grounds

-Automatic timber gates and video entry to long impressive gravel driveway, feature central water fountain provides a turning circle in the drive

-Detached 3 bay garage building incorporating shower and dog shower with open plan studio and kitchen on first floor. Rear boiler and plant room

-Mature formal gardens, large expanses of lawn, terraced seating areas, full width terrace with sunken fire pit, further decked terrace, parterre and bbq area

-In all, about 2.4 acres

Location

The property is set well back from the lane, approached by a long driveway, within a sought-after private road on the north-eastern outskirts of the village of Crawley Down. The village caters for day-to-day needs with a health centre, dentist, small supermarket, general store, butcher, hairdresser, and a primary school. More comprehensive shopping, commercial and entertainment facilities are located at East Grinstead and Crawley. For the commuter there are frequent services to London Victoria, London Bridge and St Pancras International from Three Bridges. Alternative services are available from Gatwick and East Grinstead (rail services are subject to change). There are many well respected schools in the area, both state and private, including Crawley Down Village C of E school, Imberhome and Sackville secondary schools in East Grinstead, Worth, Handcross Park, Cumnor House, Ardingly College and Lingfield College in the village of Lingfield, where the renowned Lingfield Park Racecourse is also located.

Freehold

Local Council: Mid Sussex District

Council Tax Band: H

EPC Rating: B

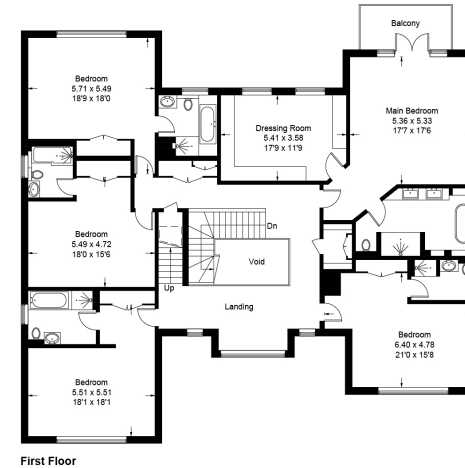
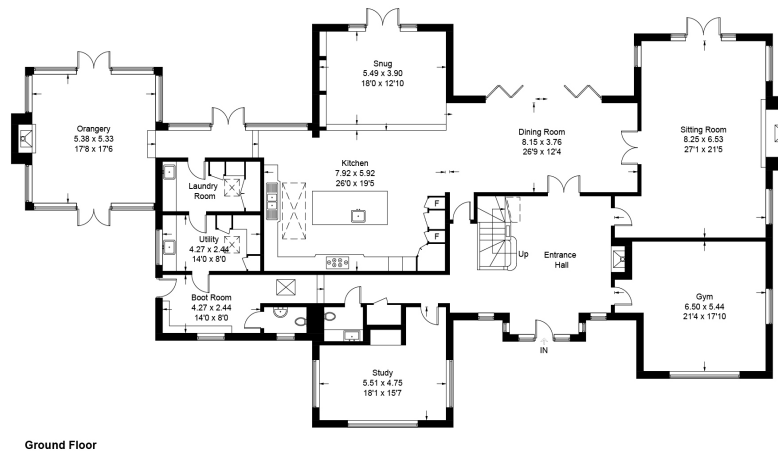
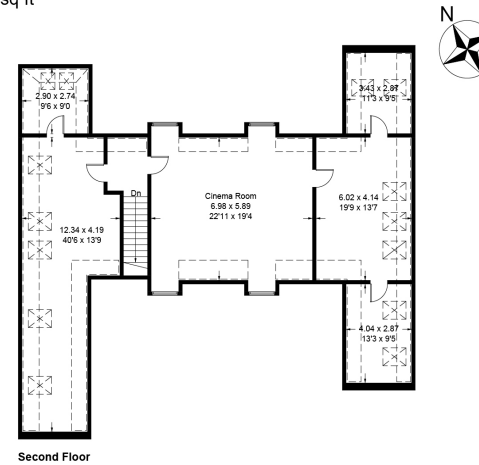
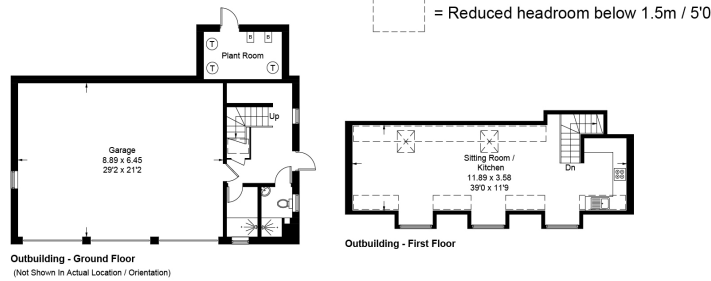
Services: mains water, private drainage, gas fired central heating, underfloor on ground and first floors, radiators to top floor. Maintenance charge for private road: £450 per annum.

NB. Various pieces of furniture and light fittings available by separate negotiation.





Approximate Gross Internal Area = 731.2 sq m / 7871 sq ft
 Outbuilding = 130.4 sq m / 1404 sq ft
 Total = 861.6 sq m / 9275 sq ft
 (Including Garage / Excluding Void)



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. (ID1175282)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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