



Crawley Down

West Sussex

Private
Estates 

Prime Property from Robert Leech Estate Agents

A delightful detached period house, of 17th Century origins, set in wonderful grounds of 4.25 acres with formal gardens, outdoor pool and adjacent paddock.

This individual detached 17th Century 5 bedroom home has a wealth of period features including open fireplaces and many exposed timbers. In its more recent history, the property has been sympathetically extended to create a delightful family home.

The house is approached by a private lane, which also leads to a double garage with studio/annexe above and a pool changing room to the rear.

The mature and established gardens are a particular feature with outdoor pool, adjacent summerhouse and breeze house. Beyond the secluded gardens, there is a paddock which can be accessed separately.



4 miles
Three Bridges
Station



1.5 miles
Cophorne
Village



5 miles
Gatwick



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

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

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

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

SUMMARY OF ACCOMMODATION

- Entrance lobby
- Reception hall with brick inglenook fireplace
- Cloakroom
- Double Aspect Drawing Room, brick inglenook fireplace, exposed timber framing, beams
- Double Aspect Sitting Room, brick fire surround and bay window
- Double Aspect Kitchen, range of base and wall cupboards, granite worktops, twin Belfast sinks, Falcon Professional Range. Island unit with breakfast bar, oak flooring. French doors to garden.
- Breakfast Room, fireplace with wooden mantel
- Snug, exposed beams, oak floor
- Rear hall with boiler cupboard
- Triple Aspect Well Proportioned Dining room
- Utility room

- Two sets of staircases serve the first floor and so part of the property could be utilised as an annexe

- Principal bedroom with bay window and fitted wardrobes. En-suite bathroom and dressing area
- 2 bedrooms with en-suite shower rooms
- 2 further bedrooms, one with gallery over
- Family bathroom

OUTSIDE

- Garaging with pool room, wet room
- Studio/Annexe over garaging with large bedsitting room, kitchen area and separate shower room
- Swimming pool with paved surround, pool shed
- Established formal gardens with lawns, breeze house, summerhouse and large degree of seclusion
- Large Paddock
- Grounds of about 4.25 acres in all

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.

Council tax band G

Mains water and electricity

Gas fired heating

Private drainage







APPROXIMATE GROSS INTERNAL FLOOR AREA: 4097 SQ FT - 380.59 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 59 SQ FT - 5.52 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 1040 SQ FT - 96.66 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. 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.

Robert
Leech

