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Zaynah, Hophurst Hill, Crawley Down

Guide Price £1,150,000

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Set behind an imposing gated entrance, Zaynah immediately offers a sense of privacy, with a long, tree-lined driveway leading to the property and garage. The entrance hall, finished with parquet flooring, sets the tone for the generous accommodation throughout. The kitchen connects with the dining room, creating a practical and sociable layout, while the dual-aspect living room provides a comfortable, naturally bright space to relax.

On the ground floor, the principal bedroom includes fitted wardrobes and an en-suite shower room. Two further bedrooms, a family bathroom and a separate WC complete this level. Upstairs, two additional double bedrooms, a shower room and a study area overlooking the garden offer flexibility for working from home or creating separate guest space.

The grounds extend to approaching an acre and provide excellent privacy, with lawns, mature borders and several seating areas. The outdoor swimming pool and pool house add to the lifestyle appeal, and the valuable secondary gated access onto Cuttinglye Road expands the practical and future potential of the plot. Subject to the necessary consents, the grounds could lend themselves to a range of additions such as a larger garage, home office, workshop or annexe.

Overall, Zaynah offers generous space, privacy and flexibility in a peaceful village-edge setting, with the added benefit of a sizeable plot and genuine scope to create something even more personalised over time.

The internal accommodation extends to approximately 2,766 sq ft, rising to just under 3,000 sq ft when including the eaves, with additional non-habitable space provided by the garage and outbuildings as shown on the floor plan.





- Attractive chalet bungalow extending to approx. 2,766 sq ft
- Kitchen and dining space opening to the garden
- Separate dining room enjoying garden views
- Four additional bedrooms plus family bathroom and separate shower room
- Extensive grounds approaching one acre, with outdoor swimming pool and pool house
- Private gated approach with sweeping driveway and garage
- Bright dual-aspect living room
- Generous principal bedroom with en-suite
- Dedicated study/home office area
- Extension/development potential STPP / No Chain

