



Connells

Meadowside Hophurst Lane
Crawley Down



Property Description

GUIDE PRICE- £825,000-£850,000

Indulge in the epitome of family living with this remarkable property. Boasting 4 spacious bedrooms - with potential for a 5th by changing access to the versatile dressing room/study off the main bedroom, it offers ample space for every family member to thrive. Pamper yourself with the luxury of two en-suites, a family bathroom, and a convenient cloakroom.

Downstairs a well-appointed kitchen adorned with granite surfaces awaits. Enjoy meals in the inviting dining room or bask in the sunlight streaming through the south-facing conservatory, overlooking the enchanting rear garden. The grand 29ft lounge, featuring a sandstone fireplace with enclosed wood burning fire, offers a cosy retreat with access to the conservatory.

Parking dilemmas become a thing of the past with a garage, carport, and plenty of storage space. Outside, discover a gardener's paradise with a mature south-facing garden, complete with hidden vegetable plots, sheds, and a greenhouse.

Fronted by an enclosed garden with gated entrance and parking for 3-4 cars, this home is a rare fusion of space, charm, and functionality. Don't miss the opportunity to make this your next home, with endless potential awaiting your personal touch. Book your viewing today and unlock the possibilities of this remarkable property!

Entrance Porch and Hall

Entrance door to front, double glazed window to front, radiator.

Snug/ Dining Room

12' 4" x 14' 1" (3.76m x 4.29m)

Double glazed window to front, engineered oak floor, double glazed door to rear, double glazed window to front, radiator, external door leading into the carport/patio area.

Lounge

29' x 12' 1" max 11'06 min (8.84m x 3.68m max 11'06 min)

Double glazed window to front, sandstone fireplace with log burner, double glazed sliding patio doors to conservatory, radiator, downlighters.

Conservatory

19' 5" x 8' 6" (5.92m x 2.59m)

Double glazed windows and doors, tiled flooring, low brick wall, sliding patio doors to store room one.

Store Room One

15' 8" x 7' 1" (4.78m x 2.16m)

Sliding patio doors leading into the conservatory. Potential to be converted into living accommodation such as a study or playroom.

Store Room Two

14' 10" x 6' 11" (4.52m x 2.11m)

Double doors leading from the front of the property, oil tank, sliding patio doors to second store room.

Kitchen

9' 11" x 10' (3.02m x 3.05m)

A fitted kitchen with a range of base and eye-level units, integrated induction hob with extractor over, integrated slim-line dishwasher, Villeroy & Bosch Franke ceramic one-and-a-half bowls sink with drainer, with granite work surfaces surrounding. Double glazed window to the side, under stairs

storage, tiled flooring, radiator, open to:

Utility / Conservatory

13' 11" x 10' 10" (4.24m x 3.30m)

Double glazed window to side, double glazed sliding patio doors to rear and double glazed window, tiled flooring, space and plumbing for washing machine, space for fridge/freezer, floor mounted oil fired boiler, door to main conservatory.

Cloakroom

Low level W.C., wash basin, shower cubicle, tiled flooring, window to side.

Landing

Bedroom One

9' 2" x 11' 7" max (2.79m x 3.53m max)

Full length double glazed window to rear, radiator.

En-Suite

Saniflow W.C. wash basin, chrome heated towel rail, corner shower cubicle, double glazed window to side, part tiled walls, mirror.

Bedroom Two

14' 1" x 10' 1" (4.29m x 3.07m)

Double glazed window to front, built-in wall-to-wall wardrobes, radiator.

En-Suite

Double glazed window to front, Grundfos W.C., wash basin with tiled splashback and electric Heater Sadia water tap, electric radiator, built-in cupboard.

Bedroom Three

14' 2" x 12' 4" (4.32m x 3.76m)

Double glazed windows to front and rear, mirror-fronted built -in wardrobes, radiator. Door leading to:

Dressing Room/ Study

14' 3" x 8' 11" (4.34m x 2.72m)

Double glazed windows to front and rear, built in wardrobes, radiator, loft access with pull down ladder, fully boarded, light and power.

Bedroom Four

9' 7" x 10' 2" max (2.92m x 3.10m max)

Double glazed full length window to front, built in mirrored wardrobes, double sliding doors with views across the private rear garden, radiator.

Bathroom

Double glazed window to side, W.C., wash basin, bath with hand shower over, access to loft, tiled walls.

Rear Garden

A large and well established garden with mature shrubs and trees, mainly laid to lawn, screened off/hidden fruit and vegetable area with three garden sheds and greenhouse.

Front Garden

Largely laid to lawn with block paved driveway, parking for three to four vehicles and access to garage, shrub borders to front and side, double gate to front.

Workshop

16' 2" x 6' 6" (4.93m x 1.98m)

Windows to side and rear, electric and light, pedestrian door to the front.

Covered Patio Area / Car Port

Tiled flooring with covered side access to gate at side of property.

Garage

8' 6" x 14' 10" (2.59m x 4.52m)

Electric up and over door to front, roller door to rear car port.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP403727

Directions to this property:

From our office on Copthorne Bank, Copthorne, RH10 3QX, head West on Copthorne Bank towards Shipley Bridge Lane, turn left onto Brookhill Road, at the roundabout, take the 1st exit onto Copthorne Common Rd/A264, at the roundabout, take the 3rd exit onto Turners Hill Rd/B2028 Crawley Down, turn left onto Sandy Lane, turn left onto Hophurst Lane. Follow the road round, the Haven Centre Car Park will be on your left and the entrance to this property is on the opposite side to your right.

EPC Rating: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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