



**Connells**

Tiltwood Drive  
Crawley Down





## Property Description

Welcome to this stunning property located in the popular village of Crawley Down.

It has been thoughtfully extended to include an additional ground floor bedroom and en-suite, offering flexible accommodation perfect for intergeneration living.

The ground floor features a welcoming hallway, office/study and a spacious dining room that opens into a well-equipped kitchen, ideal for entertaining. The large living room at the rear leads to a beautiful, light-filled orangery with bi-fold doors to the patio, creating a perfect summer retreat. There is also a spacious ground-floor bedroom with an en-suite shower room, which could serve as a master bedroom or accommodation for an elderly relative or teenager, and a convenient ground-floor W.C.

Upstairs, the first-floor houses three double bedrooms. Bedroom two, which could be used as the master, includes built-in wardrobes and a contemporary en-suite with a freestanding bath and double shower. Bedrooms three, four, and five also have built-in wardrobes, with a family shower room serving these rooms. Additionally, a large office area offers an ideal workspace for those working from home.

Outside, the rear garden is well-maintained, providing a private haven for relaxation and entertaining.

The front of the property boasts a large driveway with ample parking for several cars and a garage suitable for a small car. This property must be seen to fully appreciate its size and specification, making it an ideal family home.

## Entrance Hall

Double glazed door to front, under stairs cupboard, carpeted stairs leading to the first floor.

## Cloakroom

Low level W.C, vanity wash hand basin with storage under, radiator, spotlights, part tiled walls and tiled flooring.

## Office/ Study

6' 11" x 9' 2" ( 2.11m x 2.79m )

Double glazed window to front, radiator, telephone point.

## Living Room

13' 1" x 16' 3" ( 3.99m x 4.95m )

Double glazed window to rear, feature gas fireplace, ceiling fan, wall up-lights, radiator, T.V point.

## Orangery

13' 7" x 9' 1" ( 4.14m x 2.77m )

Double glazed bi-folding doors to the side overlooking the garden, double glazed windows to the rear and side, double glazed vaulted ceiling lantern, spot lighting, and radiator.

## Kitchen

13' 1" x 16' 3" ( 3.99m x 4.95m )

A refitted kitchen with a range of base and eye-level glossy units, stainless steel one-and-a-half bowl sink and drainer with quartz

work surfaces surrounding to the breakfast bar. Italian porcelain tile splashbacks, integrated appliances including a 6-ring gas hob with stainless steel cooker hood over, double electric oven, and dishwasher. Space for American style fridge/freezer. Spotlights, kick board lighting and tiled flooring. Space and plumbing for washing machine, space and plumbing for tumble dryer. Double glazed pedestrian door to side, and double glazed window to rear.

### Dining Room

13' 1" to dividing wall x 12' 11" ( 3.99m to dividing wall x 3.94m )

Double glazed window to front and door to hall, radiator.

### Bedroom One

27' 7" x 9' 8" max ( 8.41m x 2.95m max )

Double glazed window to the rear, three built-in-mirrored wardrobes, radiator, ceiling fan, spotlights, and sliding door leading to:

### En-Suite

Low level W.C., wash hand basin, double shower cubicle with shower over, chrome heated towel radiator, and extractor fan.

### Landing

Sun tunnel, cupboard housing the boiler, spotlights, and loft access -boarded loft with light.

### Bedroom Two

13' 6" max x 11' 2" max ( 4.11m max x 3.40m max )

Two double glazed windows to rear, built-in-wardrobes with sliding doors, ceiling fan, spotlights radiator, T.V point.

### En-Suite

Vanity unit with built-in- low level W.C., and wash hand basin with storage under, double shower cubicle, free standing double ended bath with hand shower, tiled walls, built-in-mirror, extractor fan, spotlights, and laminate flooring.

### Bedroom Three

11' 1" x 13' 4" ( 3.38m x 4.06m )

Two double glazed windows to rear, built-in wardrobes with sliding doors, ceiling fan, and radiator.

### Bedroom Four

13' 3" x 10' 2" ( 4.04m x 3.10m )

Two double glazed windows to front, built-in-wardrobes with sliding doors, radiator, T.V point.

### Bedroom Five

8' 2" max x 9' 3" ( 2.49m max x 2.82m )

Two double glazed windows to front, two built in-wardrobes with mirrored sliding doors, radiator, and spotlights.

### Office Area

11' 10" x 8' 3" ( 3.61m x 2.51m )

Steps leading up to the office area, two double glazed windows to the front, and radiator.

### Shower Room

Frosted double glazed window to front, double shower cubicle with rainfall shower, vanity wash hand basin with storage under, W.C, extractor fan, radiator, and tiled walls.

### Garage

With up and over door to the front, power, and light.

### Front Garden

Block brick driveway for several cars, fenced and walled borders with a section of mature shrubs, outside tap, and a wooden side gate leading to the rear garden.

### Rear Garden

Fenced and wooden sleeper borders with trees and shrubs, mainly laid to lawn, large patio, wooden pergola, shed, and side gate leading to the front of the property.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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#### Directions to this property:

Travelling from the Connells office on Copthorne Bank 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 Road/B2028 Haywards Heath, Crawley Down, Turners Hill B2028, turn left onto Sandy Lane, turn left onto Hophurst Lane, turn right onto Burleigh Way, turn left onto Larches Way, turn left onto Tiltwood Drive, where the property is located.

**EPC Rating: C**

Tenure: Freehold



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