



Cuttinglye Road, Crawley Down

Guide Price £1,650,000 – £1,675,000

**MANSELL
McTAGGART**
Trusted since 1947

Cuttinglye Road

Crawley Down

This stunning 2136sq ft family home sits on a 1.08 acre plot within the private and exclusive Cuttinglye Road. The current owners upgraded and modernised the property throughout and obtained planning permission for a substantial double storey side extension.

The accommodation briefly comprises: storm porch; reception hall with pine floors; dual aspect living room with a feature log burning stove and a bay window to the front aspect; dual aspect formal dining room with a bay window outlook to the front and a continuation of the pine flooring; dual aspect family room/study with views into the rear garden; downstairs cloakroom with a low-level WC and a wash hand basin with vanity; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, central island, integrated appliances and French doors leading to the garden; useful utility room with a variety of wall and base units, sink and drainer with a further downstairs WC and wash hand basin.

The first floor comprises: dual aspect master bedroom with a walk-in wardrobe and ensuite complete with low-level WC, wash hand basin and a corner shower suite; double guest bedroom with fitted wardrobes and dual aspect views into the garden; a further dual aspect double guest bedroom; additional double guest bedroom with twin windows outlook to the front with bespoke fitted wardrobes; family bathroom with a low-level WC, wash hand basin and a bath with mixer taps and an overhead shower concludes the accommodation.





Cuttinglye Road

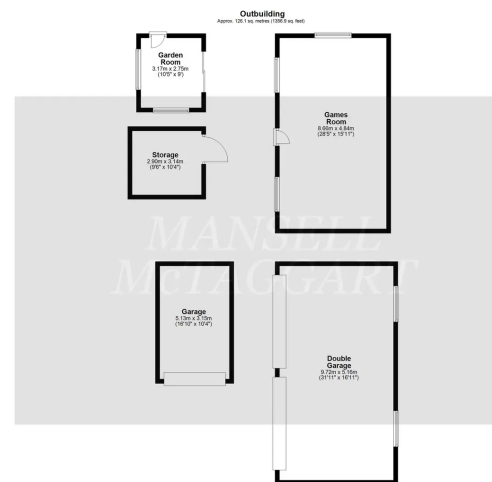
Crawley Down

Externally, the property further benefits from an electronically gated driveway providing parking for multiple vehicles at the front, side and rear of the property. The property also enjoys a double garage with electric up and over doors as well as an additional single garage providing useful storage for both vehicles and items alike. The current owners have constructed a multi-use studio that is currently a bar/games room but does not have a limitation on its application.

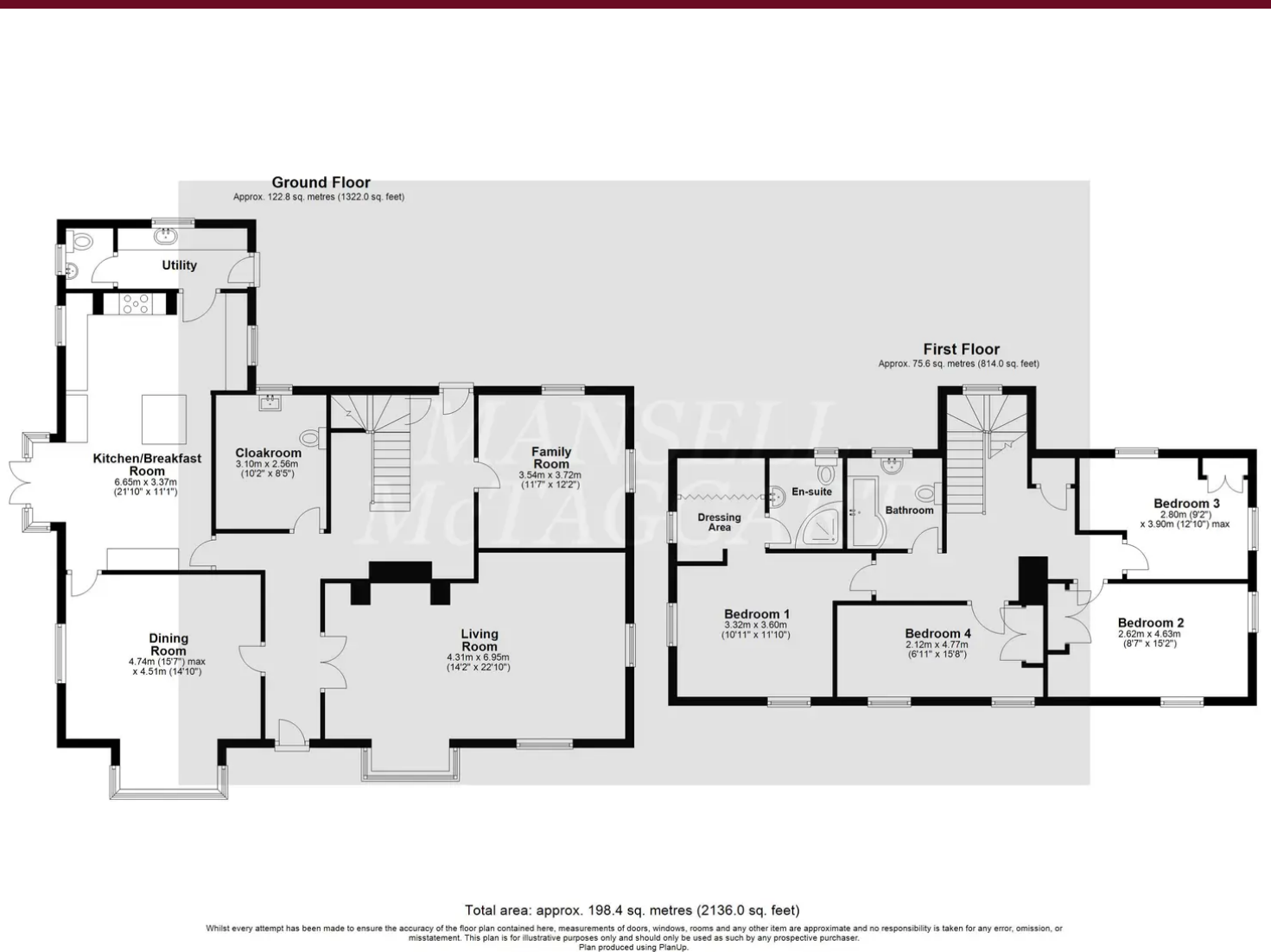
The property sits within a 1.08acre plot which is mostly laid to an expanse of lawn. The mature Southerly facing rear garden is maintained to a high standard and offers various seating areas, a vegetable garden, greenhouse, garden room and a variety of mature trees, shrubs and flowering plants.

Council Tax band: F

- Detached family home
- 1.08 acre plot
- Four/five bedrooms
- 2136sq ft of accommodation
- Exclusive private road location
- Modernised and upgraded throughout
- Planning permission granted
- Impressive garden studio
- Secure driveway parking
- Three garages



Total area: approx. 126.1 sq. metres (1356.9 sq. feet)
While every effort has been made to ensure the accuracy of the floor plan, we cannot be held responsible for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used for any construction purposes. Please proceed using caution.



Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.