



Hazelwick Mill Lane
Crawley, West Sussex RH10 1SU

Guide Price £800,000

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An historic, grade II listed Sussex farmhouse, which we understand was built in the 1500's and still retains a wealth of period features from this Tudor time, including solid wood latched doors, beamed ceilings, inglenook fireplace and a priest hole from the civil war. The property has been sympathetically improved by the current owners and benefits from a stunning dining room, a refitted kitchen, two further reception rooms, a a downstairs shower room, main bedroom with en-suite shower room, and four further bedrooms.

The house sits on a good sized, secluded plot and is approached via electric gates leading onto a large driveway, with parking for several cars. To the rear the garden as an original working well, a large summerhouse/games room and a level, large lawned area with hedge borders. The property is being offered with no onward chain.

Hallway

Solid wood front door, quarry tiled floor, period style radiator, leaded light window, beamed ceiling stairs to the first floor, doors to:

Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, integrated fridge/freezer, microwave and Bosch coffee machine, space for a range cooker with Stoves extractor hood above, beamed ceiling with recessed down lighters, leaded light window to the rear, stable door to the garden, tiled floor with under floor heating, second staircase to the first floor, door to:

Utility Room

Range of base and eye level units with work surface to one side and tiled splash backs, inset sink with a mixer "shower" tap with drainer, space for a washing machine and tumble dryer, leaded light window to the front, tiled floor.

Downstairs Cloakroom

Period style high flush wc, hand basin, leaded light window, tiled floor

Dining Room

Two leaded light windows to the rear, beamed ceiling, two period style radiators, tiled floor.

Downstairs Shower Room

Refitted comprising a shower cubicle with a mixer shower unit with a fixed rainfall head and separate hand held head, heated towel rail, tiled floor, tiled walls, leaded light window, recessed down lighters.

Lounge

Leaded light windows to the front and rear, inglenook fireplace with a tiled hearth and solid oak mantel, tiled floor with under floor heating, two radiators, beamed ceiling, door to:

Landing

Three leaded light windows to the front, wooden floor boards, period style radiator, two staircases, radiator, doors to:

Bedroom Two

Leaded light window to the rear, radiator, built in wardrobe, recessed down lighters.

Bedroom Three

Leaded light window to the rear, radiator, recessed down lighters, varnished wooden floorboards.

Bathroom

Suite comprising a bath with a period style mixer tap and shower attachment, hand basin with vanity unit below, tiled walls, heated towel rail, tiled floor, recessed down lighters, leaded light window.

Separate WC

High flush wc, tiled walls and floor, leaded light window, recessed down lighters.

Bedroom Four

Leaded light window to the rear, radiator, recessed down lighters.

Bedroom Five

Leaded light window to the rear, built in wardrobes to one wall, radiator, recessed down lighters.

Bedroom One

Leaded light window to the front, radiator, recessed down lighters, access to the loft space, door to:

En-Suite Bathroom

Suite comprising a bath with a period style mixer tap and shower attachment, separate mixer shower above with a glass screen, hand basin with vanity unit below, wc, radiator, part tiled walls, tiled floor, leaded light window, recessed down lighters, extractor fan

To The Front

The property is approached via electric swing gates which lead onto a large gravelled driveway with parking for several cars. There is a hedge boundary and central pedestrian

entrance gate, side access to the rear and garage to the side of the property.

Garage

With double swing doors, power and light.

Rear Garden

The garden has a good degree of seclusion and is mainly laid to lawn with hedge and fence borders, interspersed with fruit trees and feature shrubs, original working well to one side, large summerhouse/games room with power and light, side access to the front.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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