



Chapel Lane, Crawley Down

£1,750,000



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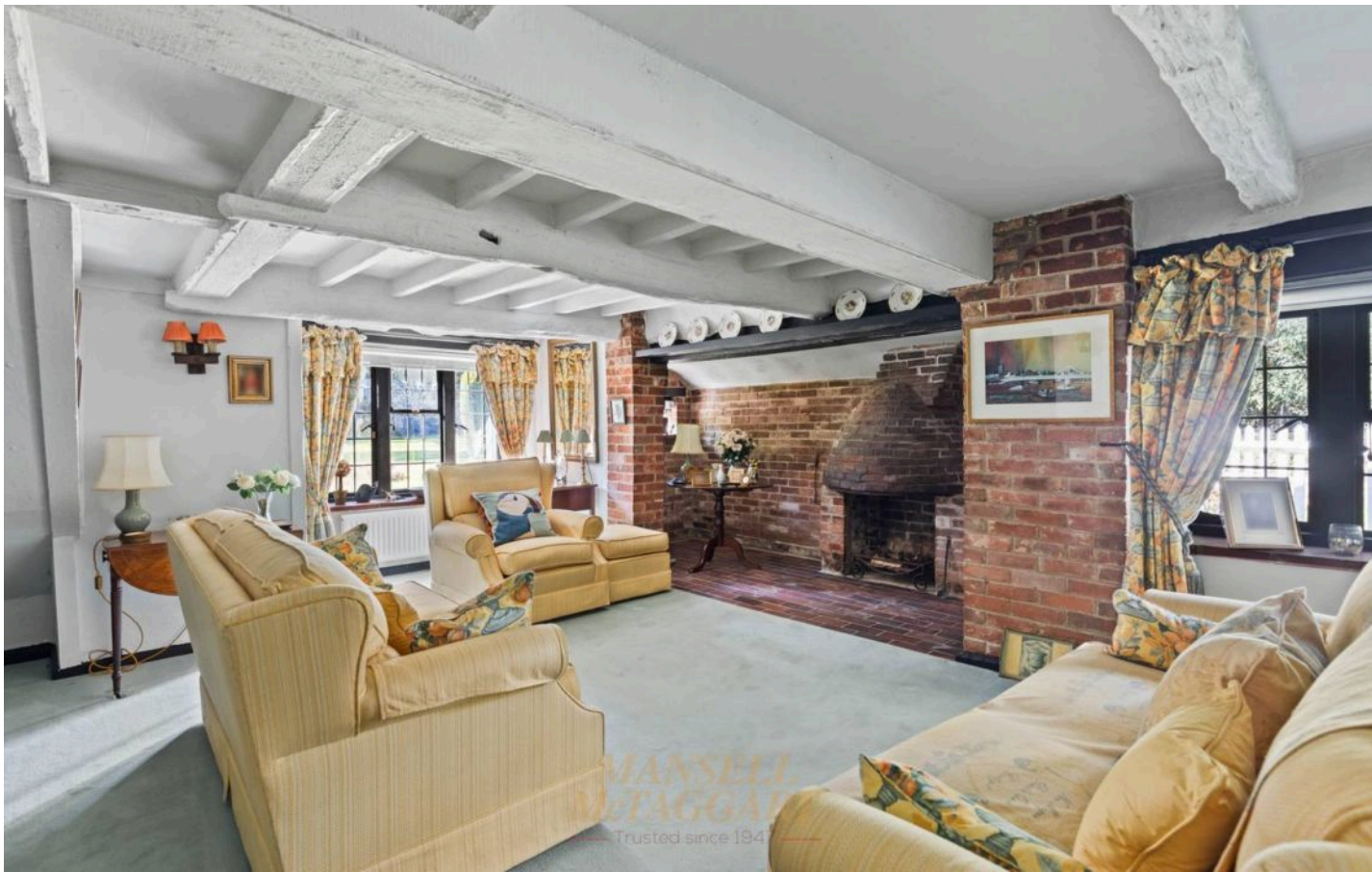
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An opportunity to purchase a substantial Sussex tile hung period property of approximately 4000sq ft set within 4.25 acres (TBV). The original part of the house is believed to date from 1720, with more recent additions and a plethora of beams, oak flooring, latch handle doors, and three inglenook fireplaces. 5 double bedrooms, four bathrooms, and two outside rooms with two en-suites. Gravel driveway, double garage and off-road parking for numerous cars. Swimming pool, pump room, summer house, gazebo and pergola within approximately one acre (TBV) of sunny, south-facing garden and a further 3.25 acres (TBV) of paddocks. Flexible accommodation to suit multi-generational living and a secluded rural location.

Approaching the property via a country lane, there is a gravel driveway leading to the double garage and garden store with accommodation attached, together with off-road parking for numerous cars. The lane continues alongside the garden, leading to a gate with 3.25 acres (TBV) of paddocks beyond, in addition to the sunny south-facing garden's 1 acre (TBV). High hedges ensure privacy, and a section of white picket fencing with a gate and a brick pathway to the front door.

Entering the house, there is a half-glazed oak door into an entrance hall with quarry tiles and further timbers. Ahead is the lounge/hall leading to the lounge, to the left are the stairs, and immediately to the left is the drawing room. This is dual aspect with a stunning brick beehive inglenook fireplace with a bressummer beam and brick surround. It is a spacious room and is west facing, enjoying afternoon and evening sun.

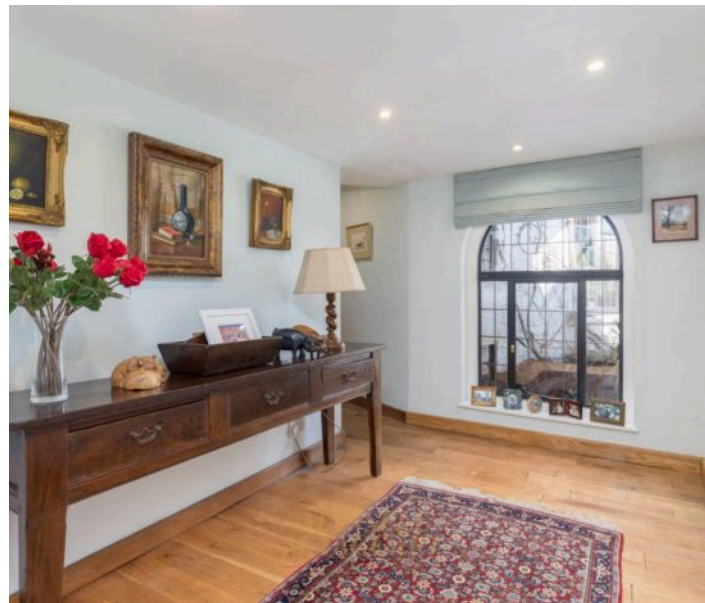




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Moving along, the lounge/hall is another large reception room with an inglenook fireplace, brick surround, and a quarry-tiled hearth. There are many oak beams and latch handle doors here and throughout the property. Adjacent to this room is a cloakroom with a white WC and a wash hand basin with turquoise/azure blue splashback tiles. Beyond is the lounge, which has a large bay window to one side, two further windows on the other, and a fireplace with an attractive brick surround. It is a generously proportioned room with a superb outlook over the south and west gardens.

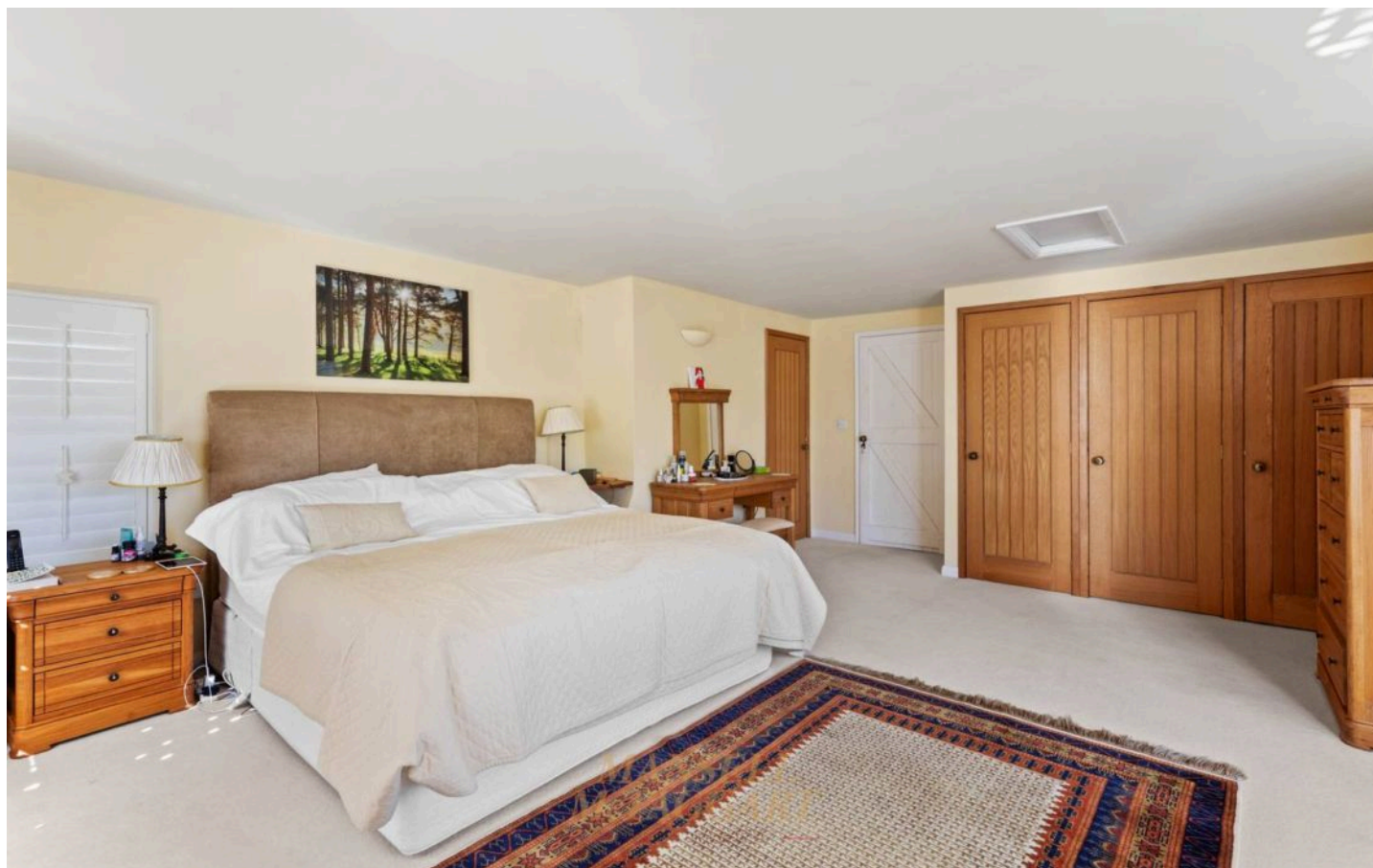
Adjacent is the breakfast room with the kitchen beyond and the snug beside, making it great for socialising and family living. There is solid oak flooring here and ahead, a fireplace with a wood and stone surround and plenty of room for a large table and 6-8 chairs. The kitchen has an island and a good range of wall and base units in solid oak with dark marble worksurfaces. There is a double Belfast sink with two windows along one wall and double doors to the garden on the other wall. Integrated items include a Bosch dishwasher, a Bosch microwave incorporated into the island and a Falcon range cooker with five burners and a double oven set within a tiled surround with a high shelf above. There is space and plumbing for an American-style fridge/freezer.



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A separate laundry room beyond the rear hallway has a superb feature: an arched window with a short corridor, with the dining room to the right and the laundry room to the left. This has a range of wall and base units, a one-and-a-half bowl sink and a drainer beneath a window, and space and plumbing for a washing machine and a tumble drier. The large dining room has plenty of space for a dining table and 8-10 chairs. It is a triple aspect, ensuring that it is both light and airy. The laundry room, dining room, bedroom, and en-suite directly above could quickly provide an annexe. The laundry room can be used as a kitchen/laundry room, and the dining room as a lounge/diner. The stairs lead to a half landing and, at the top, divide with steps to the left and right.

To the left is a spacious double bedroom with windows on both sides, fitted wardrobes and an en-suite shower room with a shower, WC and wash hand basin. To the right leads to further bedrooms, with the family bathroom immediately on the left. There is also a sash window in several of the other bedrooms. There is a louvre door storage cupboard and a white suite comprising a bath with shower above, WC, and wash hand basin. Further along the next room is a double bedroom with two windows and three built in double wardrobes, providing excellent storage.





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Beyond is another bedroom, over two floors, with stairs to a carpeted attic room with a Velux window. Depending on personal circumstances, this could be used by a teenager looking for independence whilst near the family and/or for those working from home with a delightful outlook. Adjacent is another double bedroom presently used as an office/study. This has an en-suite shower room with a shower, WC and wash hand basin. These two rooms could be included with the previous attic rooms to create a full annexe.

The master bedroom is reached via a short corridor with a window on one side and a run of wardrobes along the other wall. It is a very generously proportioned room presently with a king-size bed and plenty of room for seating and other bedroom furniture. There is a large bay window on one side and two further windows on the other, all with attractive white internal shutters. It is a lovely room to enjoy the peace and tranquillity of the garden outside, with the sunshine flooding in. The en-suite bathroom has a bath with a handheld shower attachment and a feature marble surround in shades of coffee/cream, complimenting the white suite. There is a separate shower, a WC, and twin oval-shaped wash hand basins, again with the feature marble surrounding beneath a window overlooking the garden.



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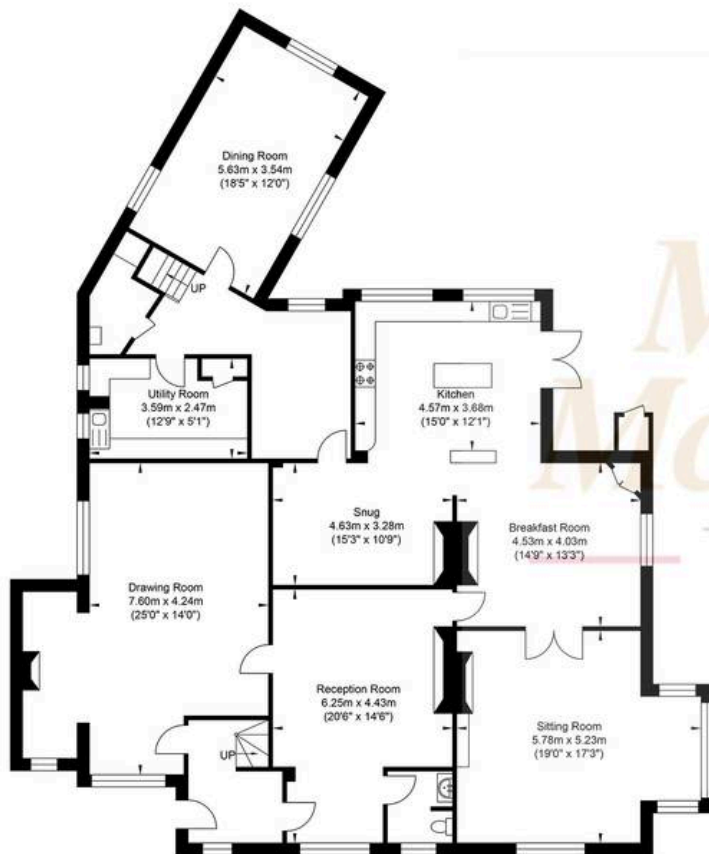
Outside

Further accommodation is available above and behind the garage, with a wine/garden store on the side, which could be converted if required. An outside staircase leads to a large room with a double bed, seating, and other furniture, a kitchenette area, a one-and-a-half bowl sink, and a cupboard. In addition, there is an en-suite with a shower, WC, and wash hand basin. To the rear of the garage is a ground floor room with windows both ends. This has a fully tiled ensuite wet room with a shower, WC and wash hand basin. This is currently used as a changing room and shower facility for guests using the swimming pool but is versatile extra accommodation. Approaching the property via a country lane, there is a gravel driveway leading to the double garage and garden store with accommodation attached, together with off-road parking for numerous cars. The lane continues alongside the garden, leading to a gate with 3.25 acres (TBV) of paddocks beyond, in addition to the sunny south-facing garden's 1 acre (TBV). There are high hedges ensuring privacy and a section of white picket fencing with a gate and a brick pathway to the front door.

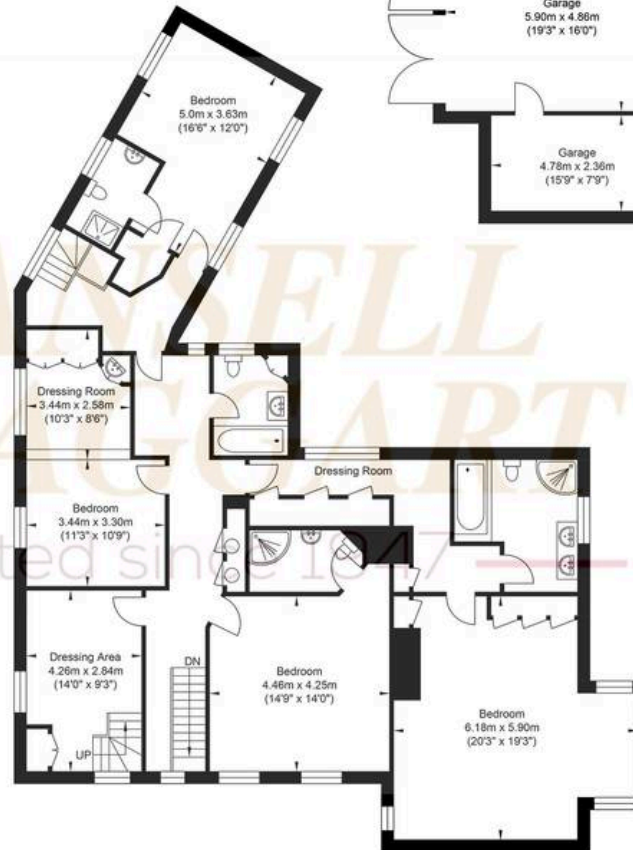
- Council Tax Band 'G' and EPC 'C'



Chapel Lane



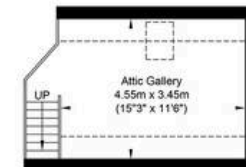
Ground Floor
Approximate Floor Area
2165.80 sq ft
(201.21 sq m)



First Floor
Approximate Floor Area
1737.61 sq ft
(161.43 sq m)



Outbuilding
Approximate Floor Area
1040.0 sq ft
(96.60 sq m)



Second Floor
Approximate Floor Area
193.21 sq ft
(17.95 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 380.59 sq m / 4097.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.