

Guide Price:  
£975,000

£950,000

Garnham  
H Bewley

2 Pasture Wood Close, Crawley Down,



- Detached Five Bedroom Family Home
- Five Double Bedrooms & Four Bathrooms
- Two Reception Areas & Study
- Open Plan Kitchen / Breakfast Area
- Beautiful Condition Throughout
- Private & Peaceful Cul-De-Sac
- Close To Village Shops & School
- Generous Corner Plot

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 2 Pasture Wood Close, Crawley Down, West Sussex RH10 4AP

Guide Price £950,000 - £975,000. Tucked away within an exclusive private road in the desirable village of Crawley Down, this impressive five-bedroom, four-bathroom detached residence offers beautifully designed, contemporary living ideal for modern family life.

From the moment you step inside, the home showcases a thoughtful layout with high-quality finishes throughout. At its heart lies a stunning, fully fitted kitchen/breakfast/family room, this space is perfectly suited for both everyday living and entertaining.

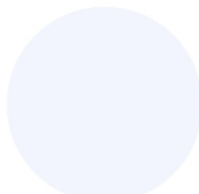
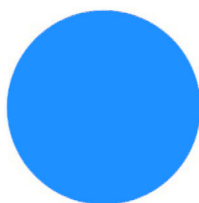
The property boasts five generously sized bedrooms, including a luxurious principal suite with its own en suite bathroom, a thermostatic shower, heated chrome towel rail, and subtle motion-sensor LED night lighting for added comfort. A secondary and third en suite serves another two bedrooms, while the remaining rooms are supported by a well-appointed family bathroom and a convenient cloakroom.

Designed with modern living in mind, the home benefits from extensive media connectivity, including TV/FM/DAB and telephone points throughout, alongside a satellite distribution system allowing entertainment to be shared across multiple rooms.

Internally, the property is finished to a high standard, featuring recessed downlighting to key areas, quality solid doors for improved insulation, and a combination of flooring and soft furnishings to create a warm yet contemporary feel. Gas central heating and energy-efficient systems ensure comfort all year round.

Externally, the home continues to impress with a landscaped front garden and a generously sized rear garden laid to lawn with great size patio. Additional features include street lighting with dusk-to-dawn sensors, a water tap, and a double garage with an electric door and remote access. Sustainability has been carefully considered, with energy-efficient heating, double-glazed windows, high levels of insulation, water-saving fixtures, and eco-conscious construction practices all contributing to reduced environmental impact and lower running costs.

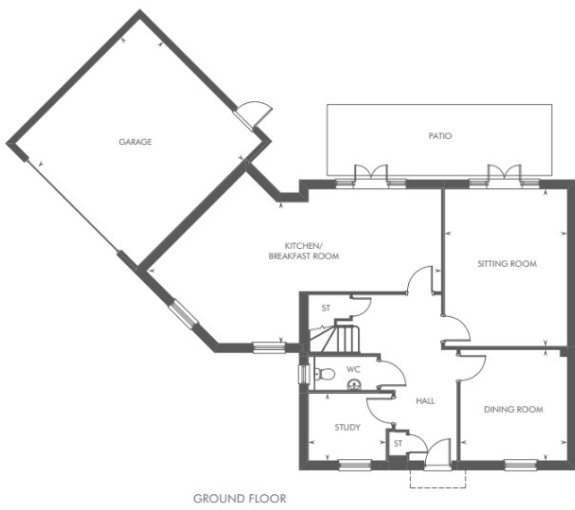
This exceptional home combines style, comfort, and practicality in a sought-after location, making it an ideal choice for families seeking space, privacy, and modern convenience.



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation



## Ground Floor

### Entrance Hallway

#### Study

8' 7" x 7' 6" (2.62m x 2.29m)

#### Dining Room

12' 4" x 11' 10" (3.76m x 3.61m)

#### Sitting Room

17' 5" x 13' 7" (5.31m x 4.14m)

### Kitchen / Breakfast Room

## First Floor

### Master Bedroom

14' 7" x 11' 7" (4.45m x 3.53m)

### Ensuite

### Bedroom Two

11' 4" x 12' 8" (3.45m x 3.86m)

### Ensuite

### Bedroom Three

11' 6" x 11' 0" (3.51m x 3.35m)

### Bedroom Four

11' 2" x 11' 4" (3.40m x 3.45m)

### Bathroom

## Second Floor

### Bedroom Five

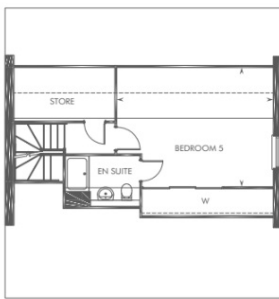
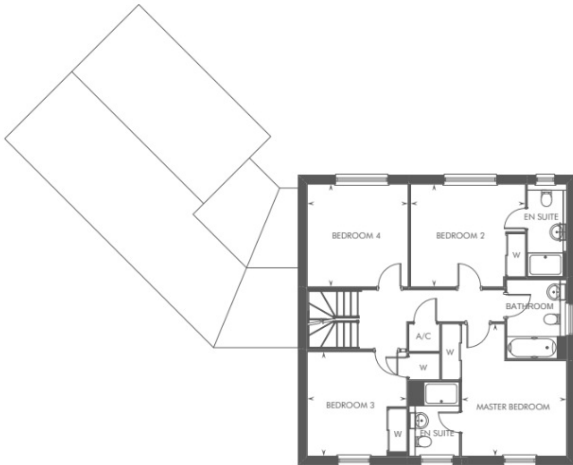
17' 4" x 13' 2" (5.28m x 4.01m)

### Ensuite

### Outside

### Garage

19' 7" x 19' 3" (5.97m x 5.87m)



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## NEAREST STATIONS

East Grinstead Station - 2.2 miles

Dormans Station - 3.5 miles

Three Bridges Station - 4.0 miles

## SCHOOLS

Crawley Down Village CofE School - 0.3 miles

Felbridge Primary School - 1.4 miles

Turners Hill CofE Primary School - 1.7 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	89	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk