

Price:

£985,000

Garnham
H Bewley

11 Rufwood, Crawley Down, Crawley



- Exceptional Detached Family Home
- Five Double Bedrooms
- Stylish & Contemporary Open-Plan Kitchen / Diner
- Three Reception Rooms
- Three Bathrooms & Downstairs Cloakroom
- Stunning Rear Garden
- Driveway & Detached Double Garage
- Secluded Position within an Exclusive Private Road

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



11 Rufwood, Crawley Down, Crawley, West Sussex RH10 4HD

Occupying an enviably secluded position within a highly sought-after private cul-de-sac on the outskirts of Crawley Down, this exceptional executive detached family home offers contemporary living, generous proportions and outstanding versatility. Built in 2013 by the renowned Banner Homes, the property is presented in excellent condition throughout, providing approximately 2,606 sq. ft. of beautifully appointed accommodation, ideally suited to modern family life.

The impressive open-plan kitchen/dining room forms the heart of the home, offering an exceptional space for everyday living and entertaining. Featuring a substantial central island and an extensive range of integrated appliances, including two separate fridge-freezers, oven, microwave, induction hob, dishwasher, washing machine and tumble dryer, the kitchen combines sleek design with practicality. A generous living room and separate family room offer further flexibility, alongside a welcoming entrance hall, cloakroom and an impressive principal bedroom with fitted wardrobes and en-suite facilities.

The first floor offers four further well-proportioned bedrooms, ideal for family members, guests or home-working. A second en-suite bedroom and separate family bathroom complete the accommodation, while a built-in sound system throughout adds modern convenience.

Externally, the property occupies a mature, private corner plot garden, providing a peaceful setting for family enjoyment and outdoor entertaining. A large rear patio is ideal for al fresco dining, while the surrounding garden offers an excellent sense of privacy. To the front, a generous driveway provides parking for approximately four vehicles, leading to a substantial double garage with power, lighting and an electric door. The garage also offers excellent storage potential, with the possibility of boarding the loft space, subject to the necessary considerations.

Despite its tranquil setting, the property is ideally positioned for East Grinstead and Three Bridges railway stations, the M23 and M25 motorway networks and Gatwick Airport. Crawley Down offers a charming village atmosphere, with local shops, amenities and traditional pubs, while the surrounding countryside provides scenic walks and outdoor pursuits. Well-regarded local primary and secondary schools further enhance the area's appeal. Combining the quality and contemporary design of a Banner Homes property with generous accommodation and a wonderfully private setting, this is an outstanding family home offering the perfect balance of modern convenience and village living.



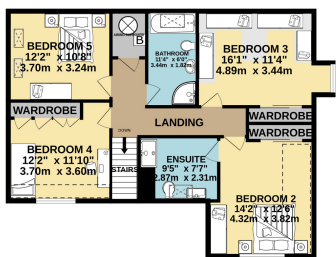
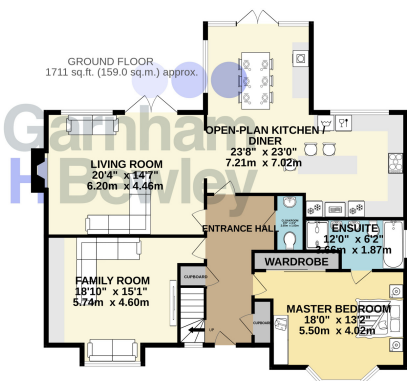
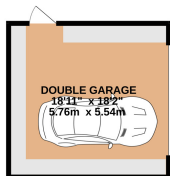
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Accommodation



1ST FLOOR
895 sq.ft. (83.2 sq.m.) approx.



11 RUFWOOD - FLOORPLAN

TOTAL FLOOR AREA: 2607 sq.ft. (242.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor:

Cloakroom:

3' 4" x 6' 9" (1.02m x 2.06m)

Family Room:

18' 10" x 15' 1" (5.74m x 4.60m)

Living Room:

20' 4" x 14' 7" (6.20m x 4.45m)

Open-Plan Kitchen / Diner:

23' 8" x 23' 0" (7.21m x 7.01m)

Master Bedroom:

18' 0" x 13' 2" (5.49m x 4.01m)

Ensuite:

12' 0" x 6' 2" (3.66m x 1.88m)

First Floor:

Bedroom Two:

12' 6" x 14' 2" (3.81m x 4.32m)

Ensuite:

7' 7" x 9' 5" (2.31m x 2.87m)

Bedroom Three:

16' 1" x 11' 4" (4.90m x 3.45m)

Bedroom Four:

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom Five:

12' 2" x 10' 8" (3.71m x 3.25m)

Family Bathroom:

6' 0" x 11' 4" (1.83m x 3.45m)

Outside:

Double Garage:

18' 11" x 18' 2" (5.77m x 5.54m)



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Nearest Stations:

East Grinstead Station (2.9 miles)

Three Bridges Station (3.3 miles)

Gatwick Airport Station (4.0 miles)

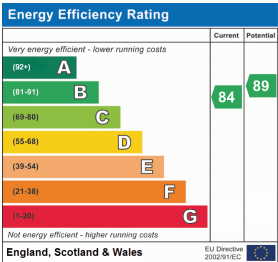
Nearest Schools:

Crawley Down Village CofE School (0.4 miles)

Copthorne Preparatory School (1.2 miles)

Turners Hill Church of England Primary School (1.4 miles)

Fairway Infant School, Copthorne (1.7 miles)



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