

£750,000

Turners Hill Road, Crawley Down



- Detached Family Home
- Stunning Setting
- Three Bedrooms
- Open Plan Sitting/Dining Room
- Beautiful Kitchen
- Utility/Cloakroom
- South Westerly Facing Sun Terrace
- Electric Gated Driveway

For further information contact Garnham H Bewley:

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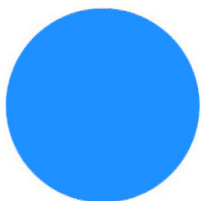
Birchwood Barn, Turners Hill Road, Crawley Down, West Sussex RH10 4EY

We're delighted to present this beautifully converted character property. If you're searching for a distinctive home with strong curb appeal, Birchwood Barn is a must-see.

A substantial oak front door opens into a bright and welcoming entrance area, offering ample space for coats, boots, and everyday storage. This leads through to an impressive open-plan sitting and dining room, featuring engineered oak flooring, underfloor heating, and a handy understairs cupboard. Measuring an expansive 27ft by 17ft, this room is ideal for entertaining, with generous space for multiple sofas as well as a large dining table and chairs. The recently fitted kitchen sits just off this space and is finished with Quartz worktops and high-quality integrated appliances, including a dishwasher, fridge/freezer, oven, and induction hob. A practical utility room houses a washing machine and tumble dryer, and a cloakroom completes the ground floor.

Upstairs, the standout feature is the triple-aspect principal bedroom. With windows to both the front and rear, and doors opening onto a south-westerly facing terrace, it's the perfect place to unwind while enjoying views over the Worth Way. The first floor also offers a further well-proportioned bedroom, a study, and a stylishly fitted family bathroom.

Externally, the property is accessed via a electric wooden gate which has sensors for cars and bicycles for added convenience leading to a gravel driveway, providing ample parking and turning space for several vehicles. An Indian sandstone pathway guides you to the front entrance, while a generous lawn wraps around the property. A large decked area, also enjoying a south-westerly aspect, creates an ideal setting for outdoor seating and entertaining.



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Accommodation

Ground Floor Entrance Porch

Sitting Room/Dining Room
27' 1" x 17' 2" (8.26m x 5.23m)

Kitchen
12' 6" x 9' 3" (3.81m x 2.82m)

Utility Room
5' 10" x 4' 8" (1.78m x 1.42m)

Downstairs W.C.

First Floor Landing

Main Bedroom
17' 2" x 12' 1" (5.23m x 3.68m)

Balcony

Bedroom 2
12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 3
9' 3" x 8' 4" (2.82m x 2.54m)

Family Bathroom

Outside Garden

Driveway



TOTAL FLOOR AREA - 1180 sq.ft. (109.6 sq.m.) approx.
When every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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