



1 COLLEGE ROW

CRAWLEY OX29 9TP



1 College Row

Crawley OX29 9TP

Breckon & Breckon
est.1947

GUIDE PRICE £450,000



Situated in the charming village of Crawley, nestled beside the tranquil River Windrush, this property presents a rare and exciting opportunity for those seeking a refurbishment project to complete to their own specification (subject to the necessary consents). The property consists of an end of terrace mill worker's cottage with modern Cotswold stone extension. It has been taken to partially completed first fix electric wiring, plumbing and central heating. The accommodation is arranged over three floors, providing a flexible layout that lends itself to a variety of design possibilities. The ground floor features a spacious living area, ideally suited for a kitchen and dining room, alongside a dual aspect reception room with a characterful fireplace. and a cloakroom/utility room. Moving to the first floor, the proposed layout allows for an ensuite principal bedroom, a second generous double bedroom, and a separate bathroom. The second floor is designed to incorporate a further double bedroom, a shower room, and a useful attic room.

AGENTS COMMENT

With its picturesque surroundings, and the chance to tailor the interior to your own taste, this property is an opportunity seldom seen on the open market.



3



1



2



Rear Garden





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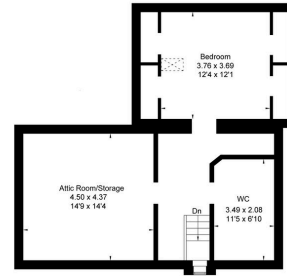
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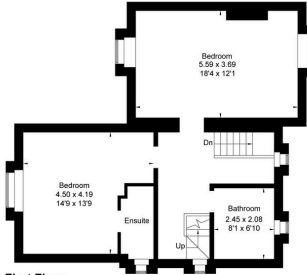
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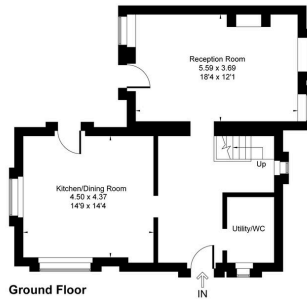
Approximate Gross Internal Area 180.31 sq. m / 1941 sq. ft



Second Floor



First Floor



Ground Floor

Illustration for identification purpose only, measurements approximate, and not to scale.

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John Bower Local Director

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Council Tax

Band B - £1,841.65

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