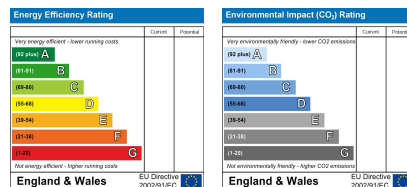


Approx. Gross Internal Floor Area 2734 sq. ft / 254.12 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



2 Pasture Wood Close, Crawley Down, RH10 4AP

Offers Over £950,000 Freehold

PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

PSPhomes

@psphomes

/psphomes

www.psphomes.co.uk

2 Pasture Wood Close, Crawley Down, RH10 4AP

Things We Love...

Exclusive Cala Homes development of just nine executive residences

Wonderfully private setting tucked away within a private road

Beautiful south-east facing rear garden enjoying sunlight throughout the day

Approximately 2,734 sq ft of versatile accommodation arranged across three floors

Double garage and driveway parking, all within one of Crawley Down's most desirable locations

Home & Setting...

Constructed by Cala Homes in 2016 and forming part of an exclusive collection of just nine executive residences, this substantial five-bedroom detached family home occupies one of Crawley Down's most desirable modern addresses. Tucked away along a private road and enjoying a wonderfully secluded position, the property offers an exceptional degree of privacy rarely found within a modern development. Surrounded by mature trees and established landscaping, the setting creates a peaceful, semi-rural feel whilst remaining within easy reach of village amenities, highly regarded schools and excellent transport connections.

Extending to approximately 2,734 sq ft including the detached double garage, the accommodation has been thoughtfully designed across three floors, combining generous proportions with the quality and attention to detail synonymous with Cala Homes. Beautifully presented throughout, the home offers versatile living space, multiple bedroom suites and a stunning south-east facing garden, making it perfectly suited to modern family life.

Lets Go Inside...

The spacious entrance hall creates an immediate sense of arrival, introducing the light-filled accommodation beyond and setting the tone for the quality found throughout the home. Designed around the needs of modern family living, the ground floor offers an excellent balance of open-plan living and more formal reception spaces. At the heart of the home lies the impressive kitchen and breakfast room, a beautifully appointed space combining practicality with style. Thoughtfully arranged around a central island and extensive cabinetry, it provides ample room for cooking, dining and gathering with family and friends. French doors open directly onto the terrace, creating a seamless connection with the garden and allowing natural light to flood the space throughout the day.

The sitting room is equally impressive, enjoying a private outlook across the rear garden and mature tree-lined boundaries. A wonderfully bright and inviting room, it offers generous proportions for everyday family life whilst providing an ideal space for entertaining. French doors further enhance the connection to the outside, creating a natural flow between house and garden during the warmer months. A separate dining room provides an elegant setting for more formal occasions, while the dedicated study offers valuable flexibility for those working from home or seeking a quiet retreat away from the main living areas. Together, these spaces create a home capable of adapting effortlessly to changing family needs.

The bedroom accommodation is arranged over the upper two floors and has been thoughtfully designed to provide both privacy and practicality for modern family living. The first floor is centred around a spacious landing and offers four generous double bedrooms. Two of the bedrooms benefit from fitted wardrobes and their own en-suite facilities, creating excellent guest or family suites, while the remaining two well-proportioned double bedrooms are served by a beautifully appointed family bathroom.

Occupying the entire second floor, the principal suite provides an impressive and private retreat away from the rest of the home. Generous in size and beautifully presented, the room benefits from extensive fitted storage and a stylish en-suite shower room, creating a luxurious sanctuary with a wonderful sense of independence and seclusion. In addition, a substantial walk-in storage cupboard offers excellent practicality and presents an exciting opportunity to create a dedicated dressing room or walk-in wardrobe, subject to a purchaser's requirements.

Throughout the home, the emphasis is on space, comfort and quality. Large windows maximise natural light, the room proportions are notably generous and the overall design delivers a rare combination of practicality, elegance and family-focused living.



The Gardens...

A particular highlight of the property is the beautifully established south-east facing rear garden. Enjoying a highly desirable orientation, the garden captures the morning and daytime sun, creating the perfect setting for outdoor living and entertaining. A substantial terrace spans the rear of the property, providing ample space for al fresco dining, summer gatherings and relaxed evenings overlooking the garden. Beyond, the expanse of lawn is enclosed by mature trees and established planting, creating a remarkably private environment with very little sense of neighbouring properties. The carefully landscaped surroundings provide a peaceful green backdrop throughout the seasons and give the garden a far more established feel than many comparable modern homes. Whether enjoying a quiet morning coffee, hosting family and friends or simply relaxing in the sunshine, the level of privacy on offer is a rare and valuable asset.

To the front, the property enjoys an attractive approach within this exclusive private development, complemented by driveway parking and a double garage.

The Location...

Pasture Wood is an exclusive Cala Homes development of just nine executive homes, discreetly positioned off Tiltwood Drive in one of Crawley Down's most sought-after residential settings.

The village enjoys a strong sense of community and offers an excellent range of everyday amenities including independent shops, cafés, public houses, a pharmacy and recreational facilities centred around the village green. Families are particularly well served, with Crawley Down Village CE Primary School within walking distance and a number of highly regarded secondary schools nearby, including Imberhorne School in East Grinstead. Despite its peaceful village setting, the location is exceptionally well connected. Three Bridges, East Grinstead and Haywards Heath stations all provide convenient rail links to London, Gatwick Airport and the South Coast, while the M23 and M25 are easily accessible for wider travel throughout the South East.

Surrounded by beautiful countryside, woodland walks and open green spaces, Crawley Down offers the perfect balance between rural charm and modern convenience. It is this combination of exclusivity, connectivity and lifestyle appeal that continues to make the village one of the area's most desirable places to call home.

Property Information...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: G

EPC Rating: [Insert EPC Rating]

Estate Charge: The property forms part of the exclusive Pastures Wood development and is subject to an annual estate management charge. Prospective purchasers should satisfy themselves as to the current

