

## Turners Hill Road, Crawley Down, Crawley, RH10 4HQ

Nestled on Turners Hill Road in the sought-after village of Crawley Down, this substantial detached family home offers exceptional versatility, extensive grounds, and exciting lifestyle potential.

The main residence provides generous accommodation throughout, comprising five well-proportioned bedrooms, three bathrooms, and four versatile reception rooms, making it ideal for modern family living and entertaining.

A standout feature is the excellent multi-generational living potential. The property includes a detached, self-contained two-bedroom annex with its own private access, ideal for extended family, guests, live-in carers, or potential supplementary income (subject to any necessary consents). In addition, there is a dedicated indoor swimming pool complex, providing year-round leisure facilities and further enhancing the property's flexibility.

Offered with no onward chain, the property allows purchasers the opportunity to move quickly.

To the rear sits approximately 2.78 acres of paddock land, benefiting from separate access via an adjoining access road. Previously used for a dog care business, the land offers excellent scope for a variety of uses, subject to the necessary planning permissions and consents. Potential purchasers may wish to explore animal-related enterprises, equestrian facilities, leisure ventures, or other business opportunities.

Combining substantial family accommodation, independent annex living, indoor leisure facilities, and separately accessed paddock land with commercial potential, this is a rare and highly versatile opportunity.

**£995,000 Freehold**

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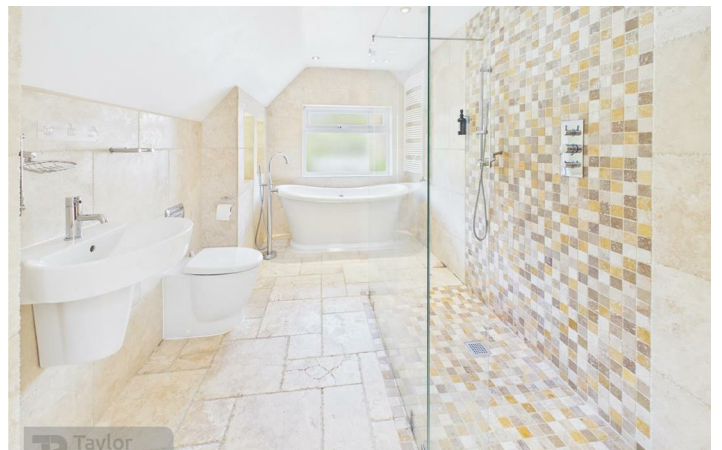


- No Onward Chain
- Substantial 5 Bedroom Detached Family Home
- Modern Refitted Kitchen with Breakfast/Dining Area
- Self-Contained 2 Bedroom Annex with Private Access
- Indoor Swimming Pool Complex
- Enclosed Rear Garden
- Approx. 2.78 Acre Paddock situated to rear of property
- Gated Entrance
- Large Double Garage & Extensive Driveway Parking
- Double Glazed & Radiator Heating

Entry 6'5" x 4'6" (1.97 x 1.39)	Dining Room 13'11" x 13'8" (4.25 x 4.17)	Indoor Pool 42'5" x 22'5" (12.94 x 6.85)
WC 6'2" x 2'7" (1.89 x 0.79)	Utility Room 13'6" x 9'5" (4.12 x 2.89)	Separate Annex
Reception Room 15'6" x 11'11" (4.74 x 3.65)	Boot Room 9'4" x 8'0" (2.86 x 2.44)	Kitchen 13'6" x 8'5" (4.14 x 2.57)
Family Room 18'0" x 11'10" (5.49 x 3.62)	Landing 8'0" x 5'2" (2.44 x 1.59)	Shower Room 8'2" x 3'9" (2.51 x 1.15)
Hallway 11'10" x 6'0" (3.61 x 1.83)	Bedroom 1 17'10" x 12'2" (5.45 x 3.73)	Living Room 17'0" x 14'1" (5.19 x 4.30)
Bathroom 8'9" x 6'7" (2.69 x 2.03)	Bedroom 2 17'6" x 11'9" (5.34 x 3.59)	Dining Area 10'2" x 9'1" (3.10 x 2.78)
Breakfast / Dining Area 12'4" x 9'8" (3.78 x 2.95)	Bedroom 3 15'1" x 7'0" (4.61 x 2.14)	Bedroom 1 13'3" x 9'8" (4.04 x 2.96)
Kitchen 17'3" x 11'11" (5.28 x 3.65)	Bedroom 4 14'11" x 10'4" (4.56 x 3.17)	Bedroom 2 13'7" x 8'9" (4.16 x 2.69)
Living Room 20'10" x 11'10" (6.37 x 3.63)	Bath & Shower Room 14'1" x 6'5" (4.30 x 1.96)	Garage 24'2" x 17'4" (7.39 x 5.30)
Living Room 13'10" x 8'10" (4.22 x 2.70)	Shower Room 9'8" x 5'2" (2.96 x 1.60)	

## Council Tax Band: F





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	