

Guide Price
£1,450,000

£1,250,000

Garnham
H Bewley

Cuttinglye Road, Crawley Down,



- Substantial Family Home
- Three Large Reception Rooms
- Wonderful Kitchen / Breakfast Room
- En-Suite To Master Bedroom
- Two Double Garages and Further Single
- Impressive Games Room / Bar and Hobbies Space
- Stunning Manicured Grounds of Approx. 1 Acre
- Planning Permission Granted To Extend

For further information contact Garnham H Bewley:

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Amberwood, Cuttinglye Road, Crawley Down, West Sussex RH10 4LR

Guide Price £1,250,000 to £1,450,000. Cuttinglye Road, Crawley Down – Rare Opportunity on a Stunning Acre Plot

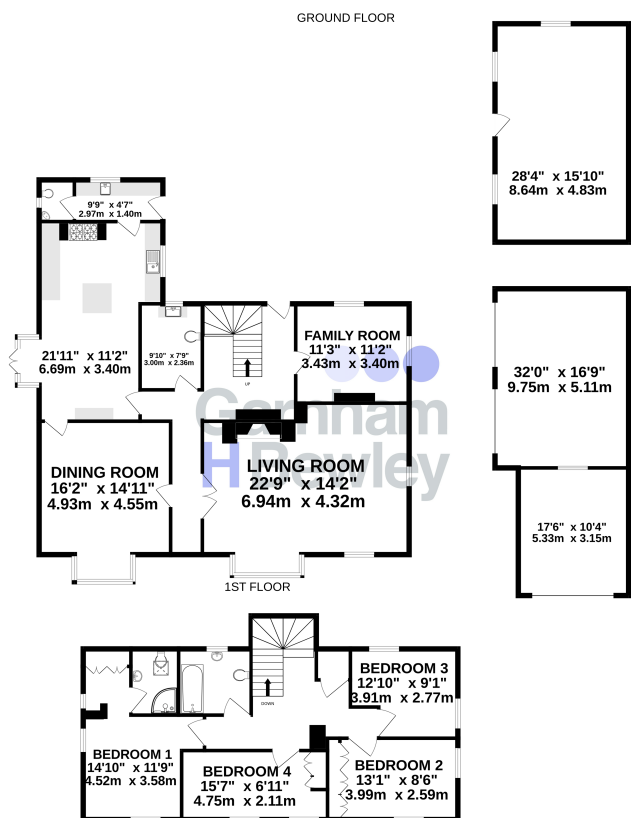
Garnham H Bewley are delighted to present to the market this rare and exciting opportunity to acquire a substantial residence with approved planning permission for a significant two-storey extension. Situated on the ever-popular Cuttinglye Road, this imposing family home occupies a tranquil and secluded one-acre plot, nestled within a peaceful woodland setting on a private, no-through lane—yet just a short distance from Crawley Down village centre. This impressive and beautifully modernised home offers generous and versatile living accommodation, extensive grounds, and a number of well-appointed outbuildings ideal for entertaining. The property boasts double garages, rolling lawns, and occupies arguably one of the most desirable positions on the road, benefiting from exceptional privacy and a wonderfully bright aspect. Development Potential: Recently granted planning permission allows for the addition of a stunning two-storey extension, offering the new owners the chance to further enhance this already fabulous home—adding substantial space and value. An artist's impression of the proposed development is available within the images.

Exterior & Grounds: The property is set well back from the lane behind private electric wrought iron gates with feature brick pillars and a security intercom system. The mature grounds provide an idyllic and secure setting, perfect for families and entertaining alike. **Interior Accommodation:** Upon entering, you are welcomed by a spacious reception hall with beautifully finished pine wood flooring, which flows throughout much of the ground floor. The generous living room features a charming wood-burning stove with character brick surround and wooden beam, as well as double-aspect windows and a large bay window offering views over the front gardens. Across the hall, the formal dining room is flooded with natural light thanks to a large front-facing bay window and a side window. The impressive kitchen/breakfast room is fitted with a comprehensive range of wall and base units, a central island with granite work surfaces, glass-fronted display cabinets with integrated lighting, Smeg integrated dishwasher, and space for additional appliances. French doors open out to the terrace, creating a seamless flow between indoor and outdoor living. A separate utility room with stable door to the rear garden and a downstairs WC complete this wing of the home. To the rear is a large family room, perfect for informal gatherings or relaxation. There is also a spacious and well-appointed cloakroom with porcelain tiled flooring. **First Floor:** Upstairs, the principal suite offers a luxurious retreat, featuring a private dressing room and a beautifully designed en-suite shower room. There are three further double bedrooms on this floor, all enjoying views across the gardens, and a stylish family bathroom finished to a high standard. The property is accessed via an elegant sweeping tarmac driveway, bordered by stone edging and featuring a central turning circle adorned with sculpted Buxton balls. The meticulously maintained gardens boast manicured lawns, well-tended borders, and a variety of mature shrubs and hedging. Several thoughtfully placed seating areas, a raised decked terrace, and a charming vegetable garden with greenhouse offer both functionality and tranquility. Mature trees frame the landscape, enhancing the sense of privacy and seclusion. There are two double garages and an additional large single garage, each fitted with electric up-and-over doors. An impressive detached games room doubles as a bar and entertainment space, filled with natural light from its dual-aspect windows and extending approximately 9 meters in length. A separate



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Accommodation



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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Reception Hall

Cloakroom

9' 7" x 10' 9" (2.92m x 3.28m)

Kitchen / Breakfast Room

21' 11" x 11' 2" (6.68m x 3.40m)

Utility and W.C

9' 9" x 4' 7" (2.97m x 1.40m)

Living Room

22' 9" x 14' 2" (6.93m x 4.32m)

Dining Room

16' 2" x 14' 11" (4.93m x 4.55m)

Family Room

11' 3" x 11' 2" (3.43m x 3.40m)

Inner Hall

13' 10" x 10' 0" (4.22m x 3.05m)

First Floor

Landing

Master Bedroom / Dressing Room

14' 10" x 11' 9" (4.52m x 3.58m)

En-suite

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom 3

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom 4

15' 7" x 6' 11" (4.75m x 2.11m)

Family Bathroom

Double Garages

32' 0" x 16' 9" (9.75m x 5.11m)

Single Garage

17' 6" x 10' 4" (5.33m x 3.15m)

Hobbies Room / Home Office / Gym

28' 4" x 15' 10" (8.64m x 4.83m)

Over An Acre Of Grounds



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Outside, the property is approached via a sweeping tarmac driveway with stone edging and central turning circle with shaped Buxton balls. The gardens and borders are beautifully maintained with shrubbery and hedging perfectly manicured, large expanses of lawn, several seating areas, raised decked area, vegetable garden with greenhouse, mature trees, two double garages and a further large single garage all with electric up and over doors. There is an impressive games room / bar / entertaining space with loft space and double aspect windows providing plenty of light measuring approximately 9 meters long. A further log cabin provides a wonderful relaxing space with views over the attractive grounds. The overall plot measures approximately 1.07 acres.

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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