



Mill House, Grouse Grange
Guide Price £1,000,000

Mill House



Four ultra-efficient detached new homes in small, private development

Air source heat pump for highly efficient heating of water and living space

Zappi adaptive car charger

Quality air heat recovery system for optimal heat retention

Eurener solar panels with 25-year warranty

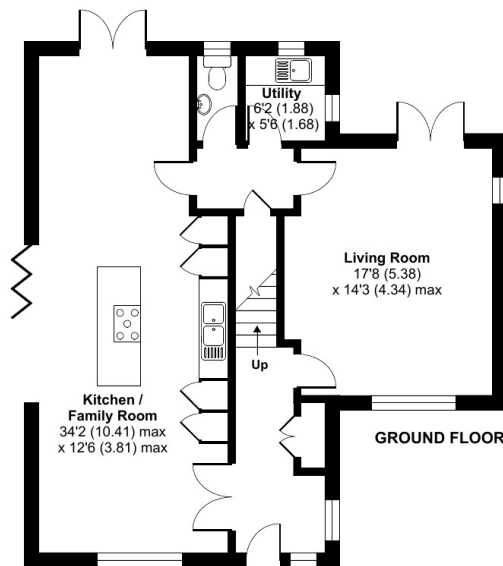
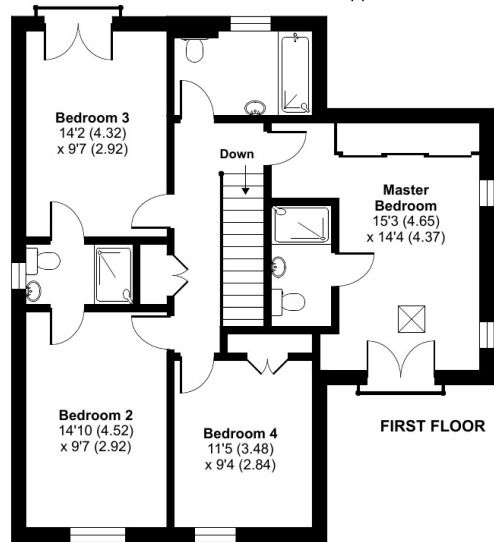
Zypho water heat recovery system

Mill House

Mill House, Grouse Grange Effingham Lane, Crawley, RH10

Approximate Area = 1734 sq ft / 161.1 sq m

For identification only - Not to scale



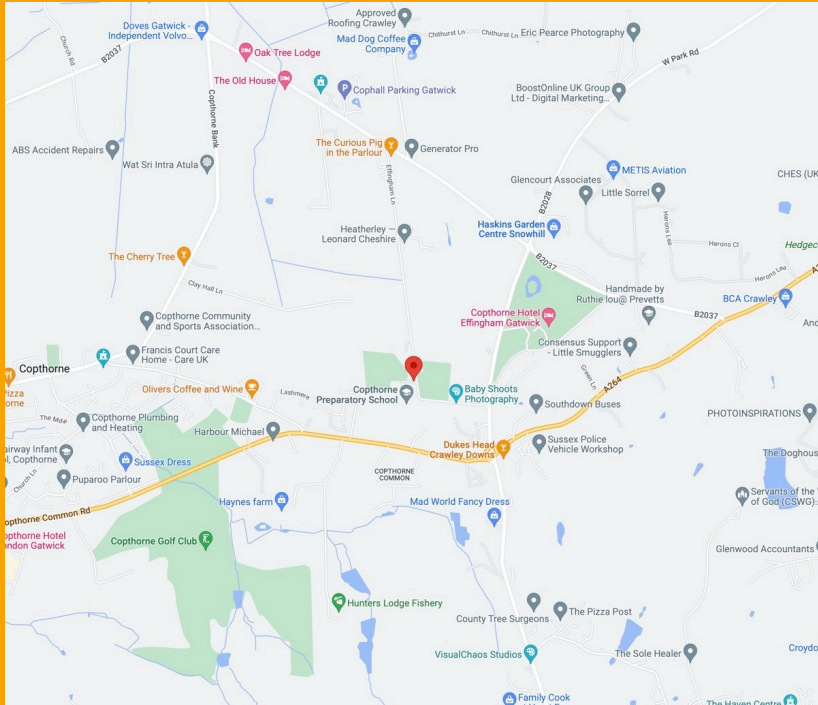
A truly ground breaking private development of just four ultra-efficient detached homes, set on the rural borders of Surrey and West Sussex, with a wealth of cutting-edge technology to aid the low cost running of a modern home. Our show home will be available to visit on the 22nd October from 9.00am, so please contact us early to arrange a stress-free private appointment. Here you will see the incredibly high spec finish and get a true understanding of how the energy fabric of these homes work. All homes have luxuriously fitted open plan kitchens with high spec integrated appliances including induction hob, ample quartz work surface with plenty of soft seating and space for a large family table. Bathrooms and

The cutting-edge air source heating system together with solar PV, fully insulated water pipes and shower waste water heat recovery systems provide incredibly efficient heating and hot water to all the living spaces. The air heat recovery system and excellent insulation combined with air tight structure provide highly efficient heat retention for lower energy bills. A state-of-the-art electric charging system has been provided for each home which monitors your energy supply from the solar panels and the grid. The air tightness of these homes is over three times more efficient than current building regulations require which, combined with the other energy saving specifications, will reduce energy bills by



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Hound and Porter Limited. REF: 894230

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LOCATION

This prestigious development is within easy reach of the M23, Gatwick Airport and London in under 40mins by Gatwick Express. Situated just under two miles from Copthorne Village and 4 miles from the market town of East Grinstead with its varied range of boutique shops, cafes and restaurants. If you like walking there is an abundance of walks on the doorstep as well as National Trust venues Standen House, Nymans and Sheffield Park all under 30 minutes away. A number of good local pubs with restaurants are within easy walking distance and for the keen golfer the nearby Copthorne Golf Club is 5 minutes away. Hever Castle is a great day out and if you to enjoy the sea for the day, Brighton is only a 45 minute drive away.

TRANSPORT

3.8 Miles to Three Bridges Station
4.4 Miles to Horley Station
4.7 Miles to East Grinstead Station



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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