

Price

£775,000

Garnham
H Bewley

Turners Hill Road, Crawley Down,



- Impressive Character Home
- Spacious Accommodation
- Stunning Kitchen/Dining/Family Room
- Utility and Cloakroom
- En-suite To Master Bedroom
- Separate One Bedroomed Annexe
- Home Office / Studio and Gym
- Ample Driveway Parking and Double

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

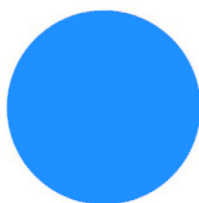


4 Grange Farm Cottages, Tumers Hill Road, Crawley Down, West Sussex RH10

Garnham H Bewley are delighted to offer for sale this rare opportunity to purchase this charming and spacious three bedroomed family home offering a self-contained annexe in a wonderful position on the edge of Grange Farm in Crawley Down. The property has been extended and modernised over the years creating a truly magnificent home with generous grounds, useful outbuildings and parking.

The ground floor consist of an impressive oak framed entrance porch, leading to a wonderful reception hall with stairs to the first floor with low level lighting and tiled flooring which continues through most of the downstairs. There are double doors which lead through to the living room enjoying a woodburning stove, herringbone style flooring, window to the front aspect, wall lights and storage cupboard. The stunning and spacious open plan kitchen / diner / family area boasts an central island with quartz work top, storage under, Neff steam oven and wine cooler. The beautifully designed handmade kitchen is fitted with a range of units and draws with two single ovens, four ring Smeg hob, Smeg teppanyaki, Neff steam oven, Smeg microwave, integrated dishwasher, two bowl sink with mixer tap, tiled flooring, under floor heating, wine rack, wine cooler, space for American style fridge / freezer, inset ceiling lighting, triple aspect windows providing a delightful outlook and French doors onto the patio area. There is a useful utility area with plenty of storage, base units with quartz work top and matching upstand, one bowl sink, space for washing machine and tumble dry and access onto the garden. There is a well -appointed downstairs cloakroom

The first floor accommodation consist of an impressive landing with a Velux window, wall lights and loft hatch. The master bedroom enjoys a wonderful view over open countryside with a hotel style theme with a stylish bath with floor mounted taps and shower attachment, dressing room with a variety of high end fitted wardrobes and a luxurious ensuite with a large walk-in shower, "his" and "hers" wash hand bowl, low level WC, window to the rear aspect, Victorian style radiator and towel rail and tiled flooring. Bedroom two is situated to rear of property and enjoys a wonderful outlook and has plenty of space for bedroom furniture. The beautifully finished family bathroom is fitted with a panelled enclosed bath with telephone style mixer tap, low level WC, wash hand bowl with wall mounted taps, tiled floor, part tiled walls, inset lighting and heated towel rail. There is a separate large self-contained annexe which could easily be connected back into the main house via opening two doorways. The annexe consists of a large and spacious living/dining and kitchen area providing plenty of space for furniture whilst enjoying French doors out onto a private garden. The first floor which has a lovely sized bedroom with fitted wardrobes and a well appointed bathroom fitted with a panel enclosed bath with shower over, low-level WC, wash hand basin, feature fireplace, tiled floor and a window to the rear aspect.

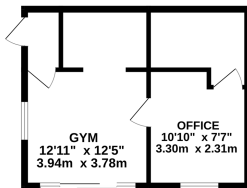
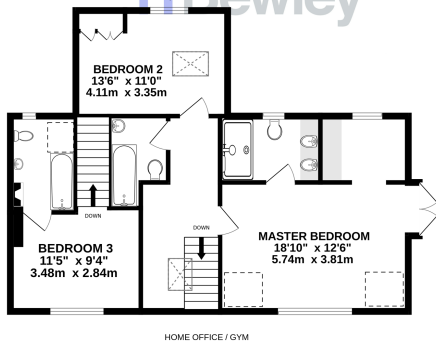
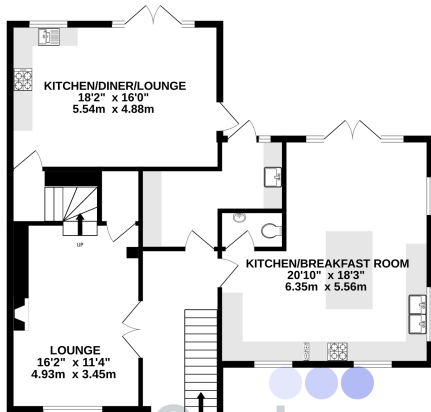


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Accommodation

GROUND FLOOR



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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Entrance Porch

Reception Hall

18' 8" x 6' 6" (5.69m x 1.98m)

Lounge

16' 2" x 11' 4" (4.93m x 3.45m)

Kitchen / Breakfast / Family Area

20' 10" x 18' 3" (6.35m x 5.56m)

Utility Area

6' 2" x 5' 11" (1.88m x 1.80m)

Downstairs Cloakroom

Annexe Kitchen / Diner / Living Area

18' 2" x 16' 0" (5.54m x 4.88m)

First Floor

Master Bedroom

18' 10" x 12' 6" (5.74m x 3.81m)

Dressing Room

7' 1" x 6' 2" (2.16m x 1.88m)

En-suite

6' 3" x 6' 5" (1.91m x 1.96m)

Bedroom 2

11' 0" x 13' 6" (3.35m x 4.11m)

Family Bathroom

Annexe Bedroom

11' 5" x 9' 4" (3.48m x 2.84m)

Annexe Bathroom

Home Office and Gym

Playroom and Study

10' 0" x 20' 0" (3.05m x 6.10m)



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Outside, there is a useful gym / home office with double glazing and facilities with storage at the front behind two garage doors. The grounds are mainly laid to lawn with plenty of space and several seating and entertaining areas. The gardens are surrounded by delightful views and there is a superb outdoor playroom and further study under a pitch roof. The properties situated behind Grange Farm and enjoys a country feel.

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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