

Guide Price  
£1,600,000

£1,500,000

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

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



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

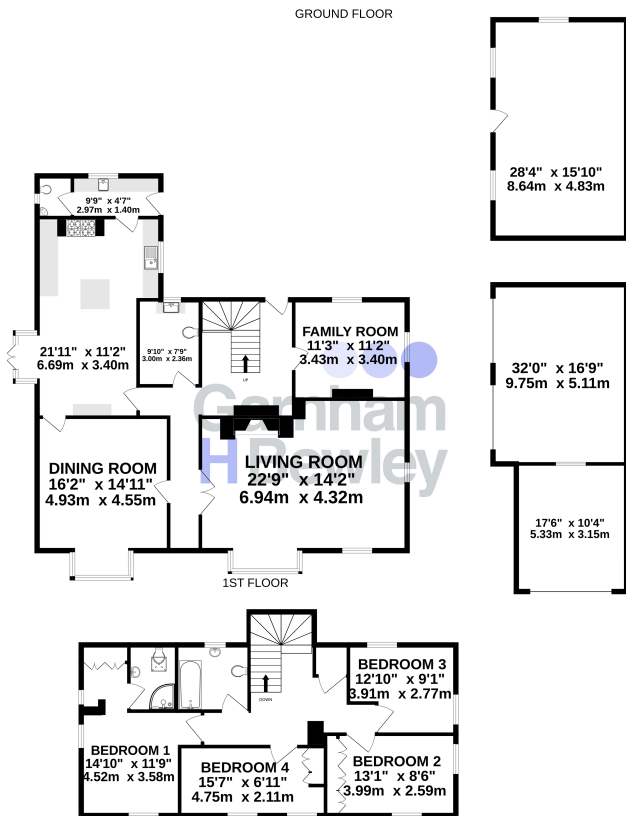
Guide Price £1,500,000 - £1,600,000. Gamham H Bewley are delighted to offer to the market this rare opportunity to purchase this substantial and imposing detached family home located in the ever popular Cuttinglye Road which has planning permission granted to extend if one wished. The property is situated in a tranquil woodland setting along a private, no-through lane, occupying a wonderful acre plot only a short distance from Crawley Down village centre. This beautiful residence has been completely modernised over the years and enjoys spacious accommodation with several outbuildings creating incredible entertaining space, double garages, rolling lawns, being situated in arguably one of the best positions in the road with its bright and private plot. There has just been planning permission granted to create a wonderful double story extension which in our opinion will add substantial value to this fabulous

residence. There is an artist impression available to see within the pictures. The property is set behind private electric wrought iron gates with feature brick pillars with a large coping stone to finish and security intercom system.

The accommodation consists of an inviting reception hall with beautifully finished pine wood flooring continuing through most of the downstairs. The wonderful and spacious living room enjoys a feature wood burning stove with character brick surround and wooden beam, double aspect windows and a large feature bay window enjoying the focal point of the wood burning stove and gardens to the front. Opposite is the formal dining room which has the luxury of a large bay window to the front and a window to the side aspect providing plenty of light. The impressive kitchen / breakfast room is fitted in a comprehensive range of wall and base level units with central island, granite work surfaces, inset sink with drainer, Smeg integrated dishwasher, glass display units with lighting, space for kitchen appliances, tiled flooring, French doors onto the terrace, space for breakfast table and chairs and a door to a useful utility and downstairs W.C. There is a stable door from the utility to the rear garden. To the rear of the property is a large downstairs cloakroom beautifully appointed with a porcelain tiled floor. The family room is set to the rear and has plenty of space. The stairs lead to the first floor where there is a lovely master suite with dressing room and a well designed en-suite shower room. There are three further bedrooms on the first floor which all have delightful views over the gardens and are complimented by the family bathroom which has been finished to a high standard.



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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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