



Church Road, Worth

£1,250,000



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McTAGGART**  
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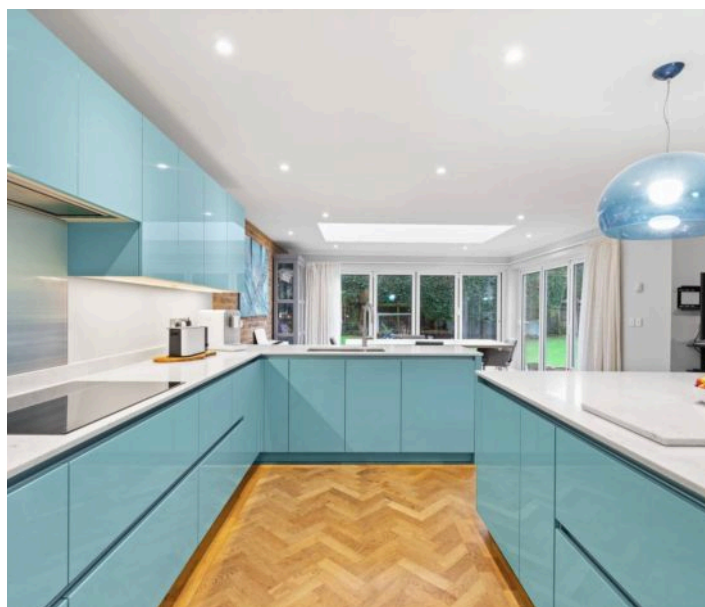
MANSELL  
McTAGGAR



Presenting a formidable, yet inviting family abode, this meticulously maintained five double bedroom residence presents a hallmark of superior quality and design. Constructed in 2012, with tiled hung Sussex style finish this property exudes contemporary elegance and boasts a remarkable 3262 sq.ft of accommodation.

Upon entry through the double front doors, you are greeted by a striking galleried entrance hall. The heart of the home unfolds seamlessly through double doors into a modern living area, where a kitchen and dining room await. The bespoke kitchen, with custom colouring and a generous amount of storage space. Equipped with integrated appliances, including double hide & slide ovens, microwave oven, plate warmer, induction hob, and extractor, this culinary haven is as functional as it is beautiful. Additionally, a space with plumbing for an American-style refrigerator offers convenience and practicality. The kitchen is thoughtfully designed and comes complete with quartz countertops, a range of units ideal for storage, further elevating the space's aesthetic appeal.

The adjoining utility room echoes the luxury and practicality of the kitchen, featuring side access for ease of use. The utility room boasts a laundry chute for added convenience, extra storage space, as well as provisions for a washing machine and tumble dryer.







The spacious main living room, complete with double French doors that allow ample natural light into the space, casting a warm and inviting ambience. A bespoke bookshelf serves both as a functional storage solution and a decorative element, while a wood burner adds a touch of warmth and charm, creating a cosy atmosphere perfect for relaxation.

The ground floor is further enhanced by a generously proportioned study, a convenient downstairs cloakroom, and direct access to the double garage from both the entrance hall and utility room.

The spacious galleried landing leads to the luxurious master suite, boasting triple aspect windows, vaulted ceilings, and a Juliet balcony that offers a picturesque view of the surroundings. The master suite is complemented by a walk-in wardrobe and an en-suite bathroom featuring a sumptuous bath and a separate walk-in shower. Two additional bedrooms on the upper floor also boast en-suite bathrooms, with one bedroom featuring a Juliet balcony and the other showcasing fitted wardrobes. Adding to the living space are two further double bedrooms, each thoughtfully finished with fitted wardrobes, and a well-appointed family bathroom with a walk-in shower and separate bath.





Furthermore, this remarkable property offers an entrance via double electric gates leading to a driveway with ample parking space for multiple vehicles, as well as access to the double garage and two EV car charging points. A gated side access opens up to the meticulously landscaped rear garden, adorned with a variety of mature trees and shrubs, a wooden decked area perfect for al fresco dining, and the remainder laid to lawn.

Extra amenities include solar panels for hot water, zoned underfloor heating throughout the entire property including the garage, a large fully boarded loft with power; Velux window and pull down loft ladder, a convenient location adjacent to the Worth Way and within walking distance to Three Bridges mainline train station.

Don't miss this exceptional opportunity to own a truly remarkable home that combines luxury, comfort, and convenience in one spectacular package.







- Detached family home
- Five double bedrooms with three en-suite bathrooms
- Approximately 3262sq.ft of spacious living accommodation throughout
- Bespoke kitchen with spacious living area and bi-folding doors
- Living room with double French doors and wood burner
- Triple aspect master suite with Juliet balcony, walk-in wardrobe and en-suite bathroom
- Secluded rear garden with rainwater harvesting system
- Gated driveway & double garage with underfloor heating
- Walking distance to Three Bridges mainline station
- Council Tax Band 'G' and EPC 'B'



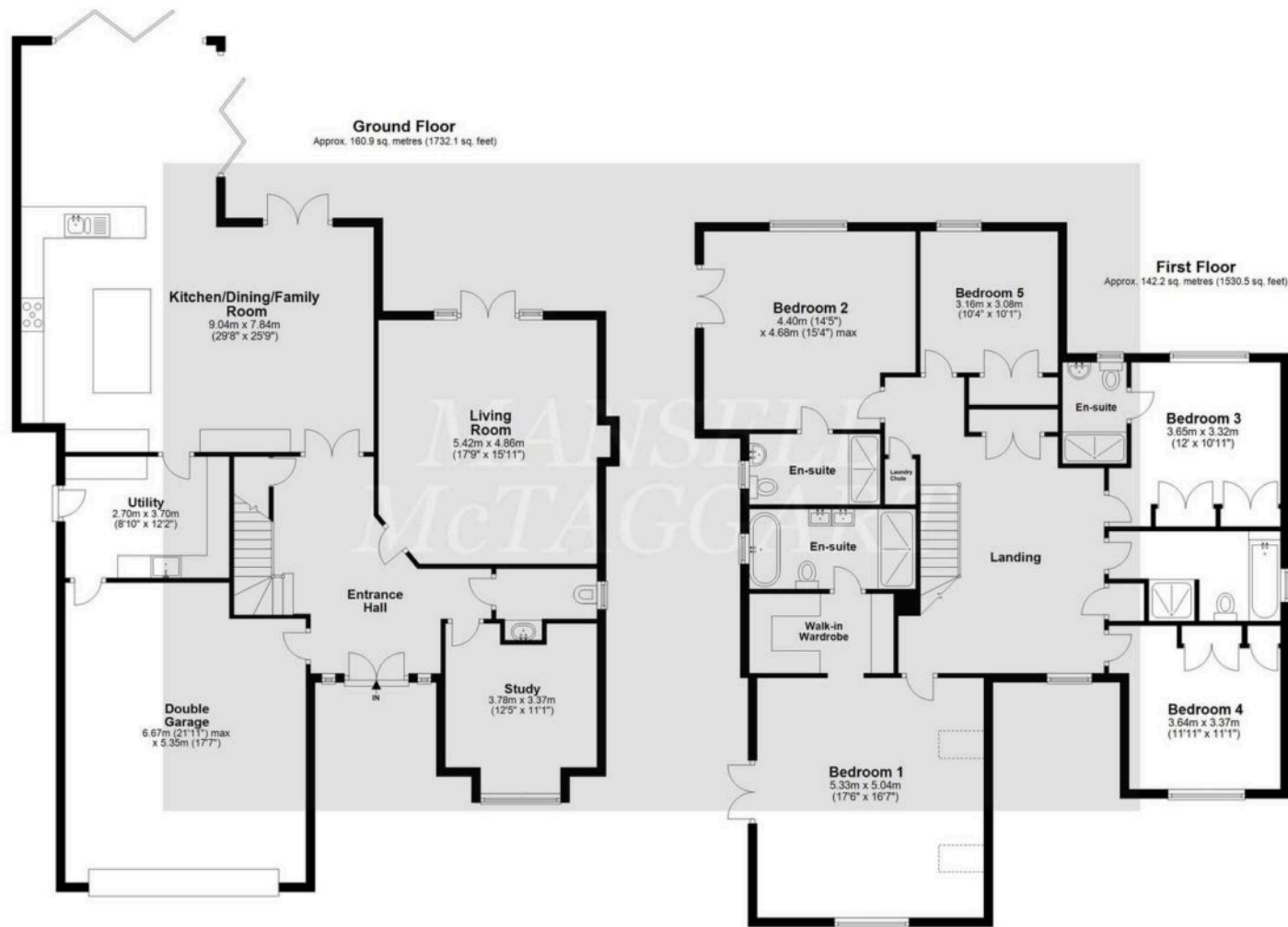


## Location

The Worth Conservation Area is located on the eastern side of Crawley town centre with its public footpaths and bridleways linking with neighbouring districts and a short walk to the local shopping parade with its convenience store, hairdressers and Post Office. Crawley town centre, with its excellent selection of shops, restaurants, recreation facilities, schools and railway station, is approximately two miles and Gatwick Airport and Junction 10A of the M23 are also within easy reach. Three Bridges mainline railway station with fast and frequent services to London Victoria/London Bridge (approx. 35 minutes) and Brighton (approx 30 minutes) is a short drive.







Total area: approx. 303.1 sq. metres (3262.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Mansell McTaggart Copthorne

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