



Burleigh Lane, Crawley Down

Guide Price **£850,000 – £875,000**



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An opportunity to purchase an extended 4-bedroom, two-bathroom detached chalet-style family home. Rural approach via a private road and set within a plot in excess of one third of an acre (tbc). Apron frontage, electric gates, driveway to double garage and off-road parking for six or more cars. Potential to create one or more annexes (STPP) together with a garden office. Situated near the village of Crawley Down, with good road and rail links to the coast, Gatwick Airport, and London.

The property has a rural feel, accessible via a private road that leads to its delightful location. It features an apron frontage, electric gates with pillars on each side, topped with eagles, which are flanked by curving stone walls with feature portholes. The low-maintenance resin in front of the house, combined with artificial grass in the driveway leading to the double garage, provides off-road parking for more than six cars. Bespoke wrought iron gates with an acorn motif create a stylish entrance to the section of grassed drive. There is a border to the front, with established shrubs to the left and further planting on the right, surrounding an oak tree.

Entering the property, there is a half-glazed door with a full-height glazed panel to the side, leading to the hallway ahead, and a large window to the side, featuring Amtico flooring that extends into the corridor. Ahead and to the left is the kitchen, leading into the open-plan lounge/diner. The utility room is ahead, the family bathroom is ahead and to the right, and bedroom 3 is immediately to the right, with the second reception room and bedroom two beyond, also to the right.





The open-plan lounge/diner has the wow factor with two sets of bi-fold doors, each with five doors, and a west-facing orientation. It is a generously proportioned room, presently featuring two large sofas in the seating area, a dining table with eight chairs, and, further around, another cosy seating area. It features engineered wood flooring, skirting radiators around the room, and a contemporary wood-burning stove.

The kitchen is a Harvey Jones kitchen with granite work surfaces and a good range of wall and base units in an attractive colour scheme which can be adapted according to personal preferences. There is a handy, movable island with a wooden top, as well as the luxury of underfloor heating and large, ceramic floor tiles. There is a Franke sink with a Quooker tap, a drainer, and work surfaces on each side, and beneath a window overlooking the rear garden. Integrated items include a 5-burner gas hob with extractor above and a double electric oven. There is space and plumbing for a dishwasher and an American-style fridge/freezer. There is space and plumbing for additional appliances in the utility room, together with shelving and a full-height storage cupboard. Beneath the window overlooking the garden, there is a one-and-a-half-bowl sink. Additionally, a door from the kitchen leads to a vestibule area, providing extra space for an appliance, as well as shelving and storage for boots, shoes, and coats. From here, a door provides access to the driveway and the rear garden.



Returning to the main hall, there is an inner hallway with a large, double storage cupboard, and across the other side, a recessed space currently housing a wine fridge. The door into the second reception room could serve as a separate indoor entrance to a potential annexe (STPP) for a teenager or an elderly relative seeking independence while remaining in proximity to the rest of the family. This could include bedroom two, a large double located here, currently featuring a king-size bed, a large window to the front of the house, and a contemporary slate grey vertical radiator. The second reception room provides a good-sized lounge/TV/ family room and, again, with a slate grey vertical radiator. It features a large rooflight, ensuring it is light and airy. There is another room, located further along, which features wide, full-height doors that open onto the rear garden decking and also has a window on the side at the far end. If reconfigured to create an annexe, this would provide a separate external entrance, which could also feature a portion of the garden. In the past, there was a shower room and a jacuzzi, and the plumbing remains, albeit plastered over, creating the potential for a kitchenette and shower room.

Bedroom 3 is another spacious bedroom with a large window overlooking the front of the house. Bedrooms 2 and 3 share the use of a large family bathroom, which features a curved shower cubicle with a large rose, a digital shower, and a shelving unit alongside. There is a white suite comprising a bath with recessed end taps and a tiled shelf with a tiled splashback along the side of the tub. There is a white WC, a rectangular wash basin, a chrome ladder-style radiator, and ceiling spotlights.





Moving back to the inner hall, there are open-tread stairs leading to the landing, with white-painted floorboards, and access to the loft, featuring further storage in the eaves. The main bedroom, located at the front of the house, is a spacious double, currently featuring a king-size bed. It also has two built-in wardrobes, as well as a smaller storage cupboard on the opposite side. There is a large window and a Velux to the side. Bedroom 4 is a large single room with a lovely outlook to the side of the property. Again, there is eaves storage and white painted floorboards. Presently, it is used as a study and would make an ideal office for those working from home if not required as a bedroom. The second bathroom is another large room, and this time, it features underfloor heating, along with rust-coloured ceramic tiles and a smaller square tiling design. There is a corner bath, a slightly curved shower cubicle, a WC, a washbasin, and a large window overlooking the garden.

Outside:

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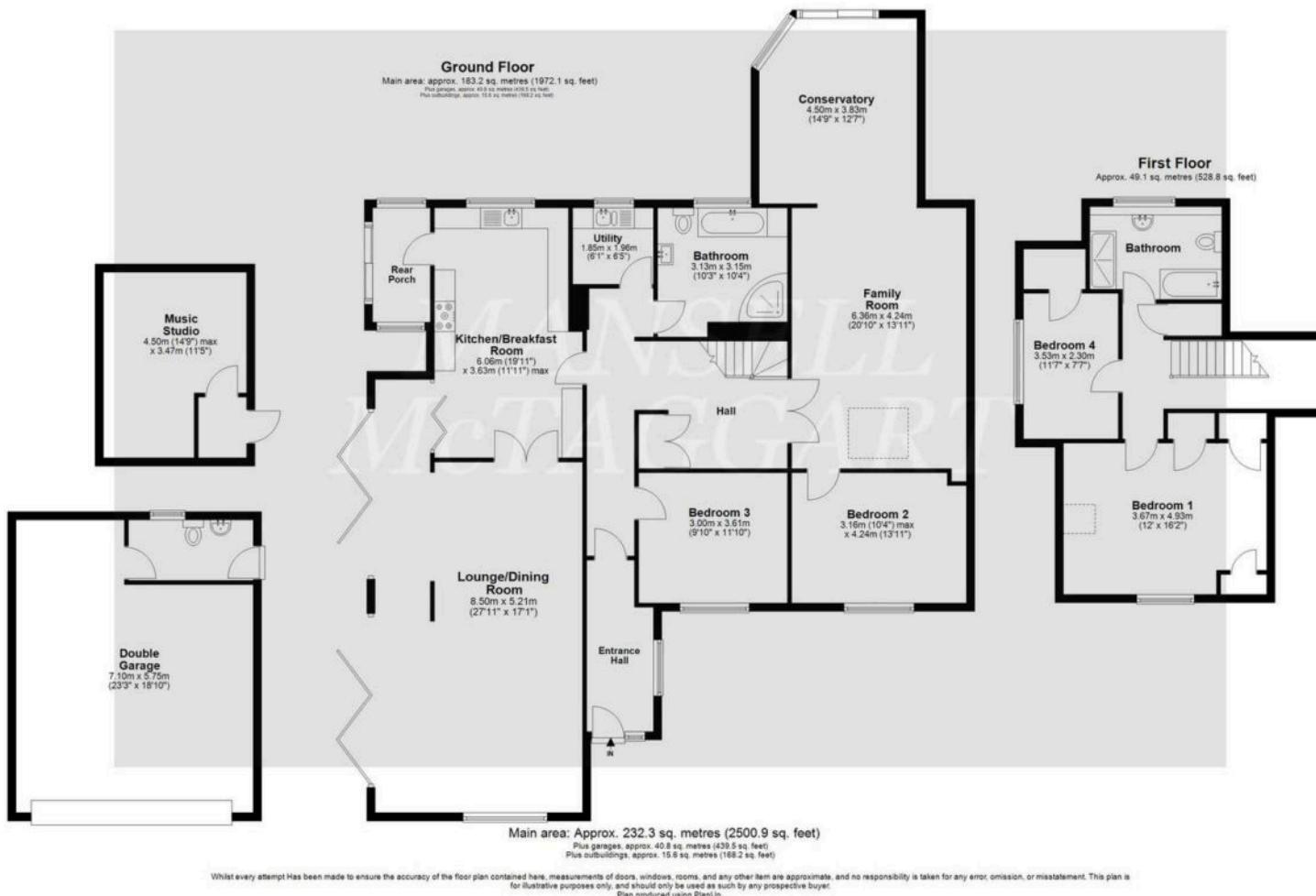
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The double garage provides an opportunity to create further accommodation (STPP) and, given the loft space, has the potential for rooms over two floors with a dormer-style roof. It presently has a WC and a wash hand basin with a cold-water feed to the rear, adding to the ease of conversion (STPP). There is also a music studio, which features heating, lighting, and soundproofing, making it ideal for musicians and potentially repurposable (STPP) as a garden office for those working from home.

The overall plot is in excess of one-third of an acre (tbv) and is fenced along the left and rear boundaries with an attractive brick wall along the right-hand boundary, making it safe for children and pet-friendly. There is a large expanse of low-maintenance composite decking running adjacent to the house and across the full width, making it a superb area for entertaining. It currently features a variety of garden furniture, including a sofa and chairs, as well as a separate area for an outdoor dining table with space for 6-8 chairs and a large BBQ. There is a pond with koi carp and an expanse of lawn beyond. There are established shrubs and trees, including wisteria, a crab apple tree, acers, and an oak tree, making it a lovely spot in which to relax.

Council Tax Band 'G' and EPC 'D'





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