



Connells

Wychwood Place
Crawley Down



Property Description

Nested in a sought-after village location, this immaculately presented 3 double bedroom detached home offers modern living with a blend of space, style, and versatility.

The ground floor features underfloor heating throughout, adding comfort and luxury to the spacious layout. The generous lounge provides a perfect space for relaxation, while the large open-plan kitchen/diner is equipped with integrated appliances and stunning bi-folding doors that open out to the newly landscaped rear garden-perfect for entertaining and family living.

Upstairs the master bedroom benefits from a contemporary en-suite, accompanied by two further well-proportioned bedrooms and a stylish family bathroom.

Externally the property offers a garage and driveway parking, along with a multi-use garden room, ideal as a home office, gym, or bar area.

This exceptional home combines high spec finishes with thoughtful design, offering flexible and comfortable living in a desirable area.

Early viewing is highly recommended.

Entrance Hall

Double glazed door to the front, under stairs cupboard, oak flooring with under floor heating, and carpeted stairs leading to the first floor.

Cloakroom

Low level W.C., hand wash basin, extractor fan, and oak flooring with underfloor heating.

Living Room

19' 9" x 14' 7" (6.02m x 4.45m)

Two double glazed windows to the front set within a bay, spotlights, and oak flooring with underfloor heating.

Kitchen/Dining Room

12' 1" x 22' 6" (3.68m x 6.86m)

A beautiful fitted kitchen with a range of base and eye-level units, one-and-a-half bowl sink with mixer tap and drainer, Earthstone worktops surrounding with tiled splash backs, integrated black Rangemaster oven, 5 ring gas hob with stainless steel cooker hood over, integrated dishwasher, integrated washer dryer, integrated fridge freezer, space for American style fridge/freezer, space for table, spotlights, and oak flooring with underfloor heating. Two double glazed windows to rear, and double glazed bi-folding doors to the rear overlooking the garden.

Landing

Double glazed window to the side as you ascend the stairs, two cupboards, radiator, and loft access.

Bedroom One

11' x 14' 5" (3.35m x 4.39m)

Tow double glazed windows to the front, spotlights, and radiator.

En-Suite

Frosted double glazed window to the side, double shower cubicle with rainfall shower and hand shower, low level W.C., hand wash basin, part tiled porcelain walls, extractor fan, 'ladder' style towel radiator, and tiled porcelain flooring.

Bedroom Two

12' 1" x 12' 3" (3.68m x 3.73m)

Two double glazed windows to the rear, and radiator.

Bedroom Three

12' 1" x 10' (3.68m x 3.05m)

Double glazed window to the rear, and radiator.

Bathroom

Frosted double glazed window to the front, panel bath with rainfall shower and hand shower attached and glass screen, low level W.C., hand wash basin, 'ladder' style towel radiator, part tiled porcelain walls, spotlights, extractor fan, and tiled porcelain flooring.

Garage

18' 2" x 9' 4" (5.54m x 2.84m)

Up and over door to the front, power and light.

Front Garden

Path leading to the front, laid to lawn with shrubs, gate to the side accessing the garden, and driveway parking to the front of the garage for two cars.

Rear Garden

Newly landscaped rear garden, large stone patio, sectioned flower beds, decking patio to the rear, fenced borders, gate to the side accessing the front of the property, and garden room access.

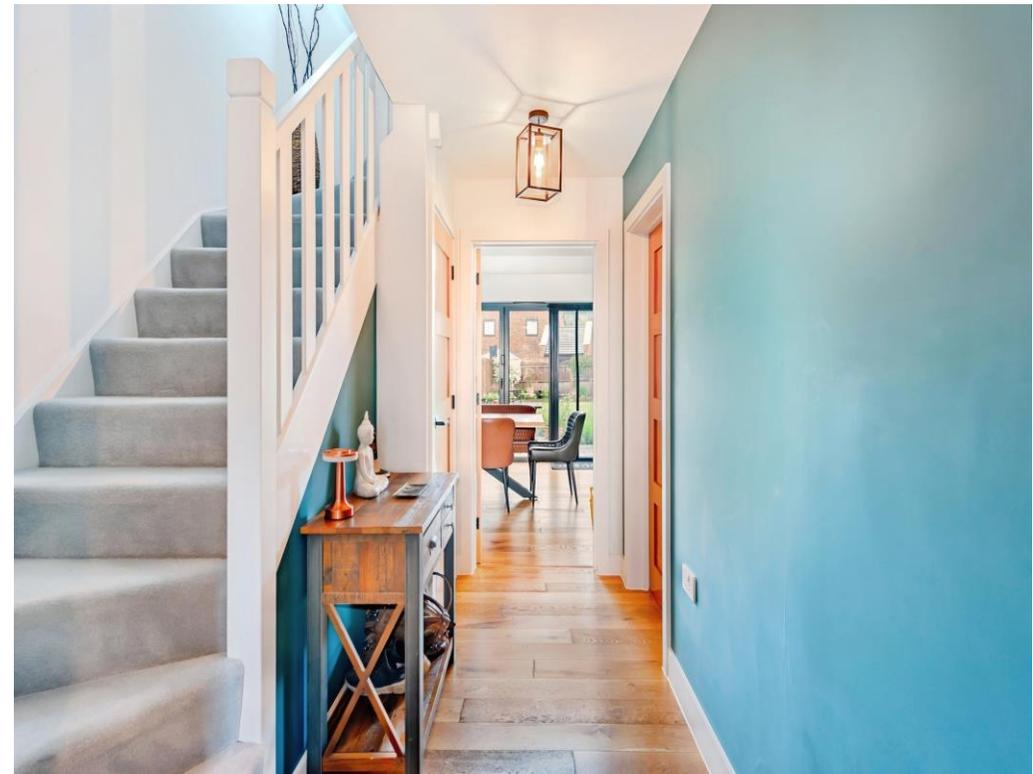
Garden Room

9' 1" x 12' 4" (2.77m x 3.76m)

Timber frame with door doors to the front, wooden flooring, bar area, power and light.

Agent Notes:

Please note there is a managed freehold with a service charge applicable. Please contact agent for further details.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 717 727
E copthorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/COP404155



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404155 - 0008