



Yew Tree, Hophurst Hill, Crawley Down, West Sussex

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**STRUTT
& PARKER**

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Yew Tree, Hophurst Hill, Crawley Down, West Sussex RH10 4LP

An impressive, detached house with five bedrooms and separate annexe

East Grinstead town centre 2.8 miles, M23 (Jct 10) 4.2 miles, Crawley town centre 6.5 miles, Crawley mainline station 7.0 miles (40 minutes to London Victoria), Gatwick Airport 7.0 miles

Sitting room | Study | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms Bedroom 5/family room with en suite shower room | Family bathroom | ANNEXE with kitchen, sitting room, bedroom & en suite shower room Garage | Garage/workshop | Workshop Bin store | Garden | 0.5 acres | House and annexe EPC rating C

The property

Yew Tree is a fine detached family home that offers up to five bedrooms and beautifully appointed accommodation, with a combination of character features and elegant modern styling.

The main reception room is the sitting room with its wooden flooring, exposed timber beams and stunning brick-built fireplace, which is fitted with a woodburning stove. At the rear there is a formal dining room with French doors opening onto the garden, while the ground floor also has a useful home study and a family room with an adjoining shower room, which could be used as a guest bedroom. The 22ft kitchen has fitted units to base and wall level, a split butler sink and a range cooker, with the adjoining utility room providing further storage and space for appliances.

Upstairs there are a further four double bedrooms, three of which benefit from their own built-in storage. The generous principal

bedroom has an en suite shower room, with the first floor also including a family bathroom with a large walk-in shower unit.

Outside

At the entrance to the property, a five-bar wooden gate opens onto the long driveway, which leads to a parking area in front of the house. A further five-bar gate opens onto the side parking area and provides access to the detached double garage and annexe. At the front, the west-facing garden has lawns to either side of the driveway, with border hedgerows and various mature trees. To the rear there is an area of patio across the back of the house and beyond, an area of immaculate lawn and a pathway leading to a further split-level lawn and a second patio area outside the annexe. Further outbuildings include a second garage or workshop, and a workshop adjoining the house. All set in 0.5 acres.

Location

The property is in a beautiful rural position on the edge of the village of Crawley Down, backing onto rolling countryside with local footpaths joining the Worth Way and Forest Way and cycle access to Groombridge and Tilgate.

Crawley Down has several everyday amenities, including a local shop, a post office, a pharmacy, a health centre and a primary school. Nearby Copthorne provides further amenities, while Crawley is easily accessible with its range of shops, supermarkets and extensive leisure facilities.

Additional schooling nearby includes the independent Copthorne Preparatory School, Worth School, Ardingly College, Brambletye and Lingfield College as well as state secondary schooling in Crawley and East Grinstead. The area is well connected by road, with the M23 just four miles away. Gatwick Airport is within seven miles, while mainline rail stations at Crawley and Gatwick provide regular services into Central London. There is also a bus stop within a few yards of the drive, with links to East Grinstead and Tunbridge Wells in one direction







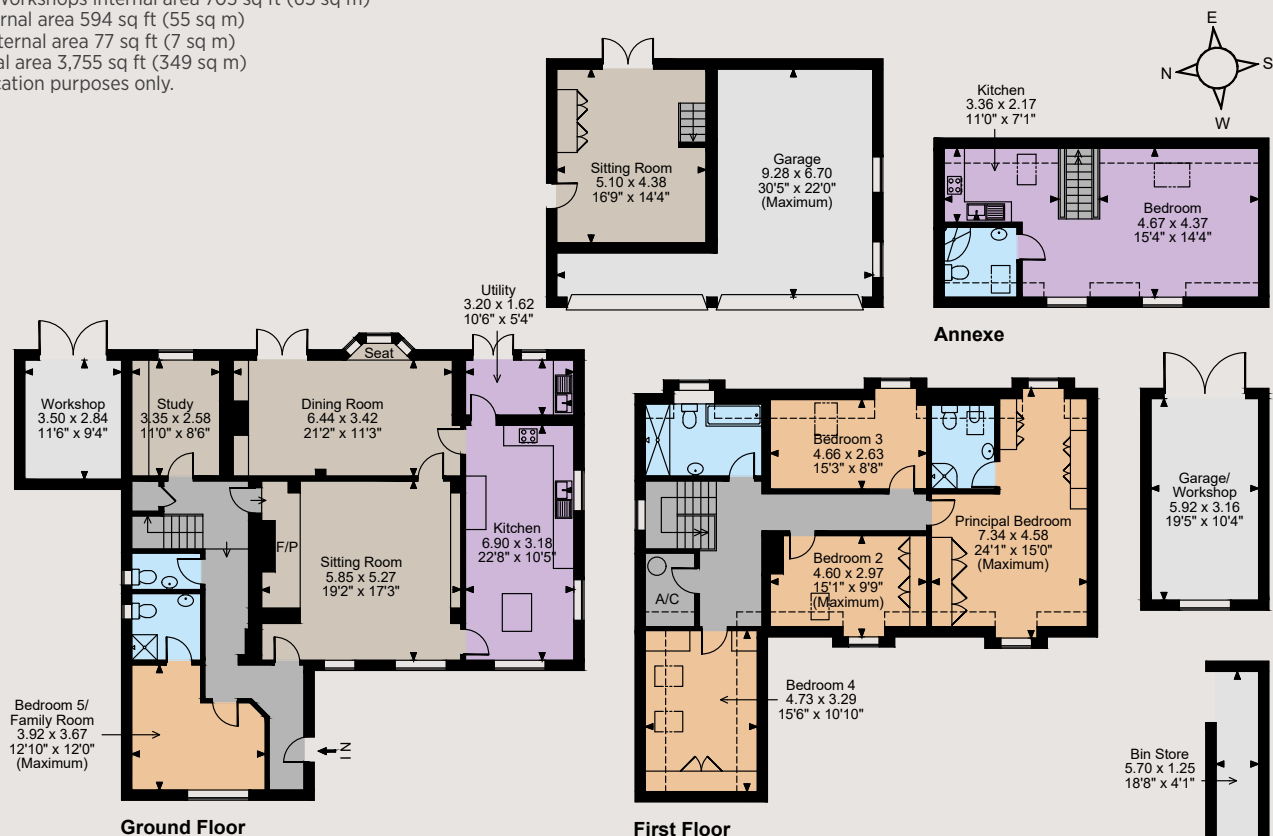






Floorplans

Yew Tree Hophurst Hill, Crawley Down
Main House internal area 2,381 sq ft (221 sq m)
Garages & Workshops internal area 703 sq ft (65 sq m)
Annexe internal area 594 sq ft (55 sq m)
Bin Store internal area 77 sq ft (7 sq m)
Total internal area 3,755 sq ft (349 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

From junction 10 of the M23, take the A264/ Cophorne Way towards East Grinstead and continue straight ahead at two roundabouts. At the third roundabout, take the third exit onto Turners Hill Road and after 0.9 miles, turn left onto Sandy Lane. Turn left at the junction onto Hophurst Lane and continue for 0.8 miles. You will find the property on the right immediately after the turning for Cuttinglye Road on the left.

General

Local Authority: Mid Sussex District Council.

Tel: 01444 458166

Services: Mains gas, electricity and water.

Private drainage Marsh sewage treatment plant (full details to be provided on request).

All windows replaced in Sept 2020 with Evolution double glazing. Broadband fibre to the property (500mbps with BT Full Fibre 500)

Council Tax: The property is in Tax Band E

Tenure: Freehold

Guide Price: £1,295,000

Horsham

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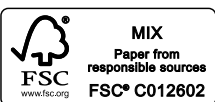
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