



Follmers, Sandhill Lane, Crawley Down
West Sussex

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Follmers

Sandhill Lane, Crawley Down, West Sussex RH10 4LE

A detached property with five bedrooms, extensive grounds and stunning countryside views set in 1.8 acres.

M23 (Jct 10) 4.1 miles, East Grinstead town centre 4.2 miles, Crawley town centre 6.4 miles, Crawley mainline station 6.9 miles (40 minutes to London Victoria), Gatwick Airport 7.0 miles

Reception hall | Sitting room | Conservatory
Study | Dining room | Kitchen/breakfast room
Larder | Utility | Cloakroom | Principal bedroom
with en suite shower room | 4 Further bedrooms
Family bathroom | Workshop | 2 Summer
houses | Garden | 1.8 acres | EPC rating C

The property

Follmers is a spacious family home set in a peaceful rural setting on the edge of the village of Crawley Down. The property provides over 2, 700 sq. ft of comfortable living space with clean, neutral décor throughout and consent to extend to the rear. (DM/21/2189). Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

The main reception is the L-shaped sitting room with its dual aspect and brick-built fireplace fitted with a woodburning stove. There is also a useful home study and a formal dining room while at the rear there is a light and airy conservatory with a south-facing aspect and views across the garden and countryside beyond. The well-proportioned kitchen and breakfast room has wooden fitted units, an Aga, integrated appliances and space for a breakfast table for informal dining.

There is one double bedroom on the ground floor, which could be used as a guest bedroom or as a further reception room if required. The first floor has four bedrooms, all of which benefit from built-in storage. The generous principal bedroom has a bay window overlooking the south-facing garden and an en suite shower room. Additionally, the first floor has a family bathroom with an over-bath shower.

Outside

The property is set in a secluded position along a single-track lane. A five-bar wooden gate provides access, while at the entrance there is also a timber-framed workshop. There is plenty of parking space at the front of the house, while the garden is mostly to the rear with a sunny south-facing aspect and views across the countryside beyond. It includes a patio area across the back of the house and extensive lawns, together with various mature trees and a pond. At the end of the garden, a gate opens onto the paddock. Further adjoining land is available by separate negotiation.

Location

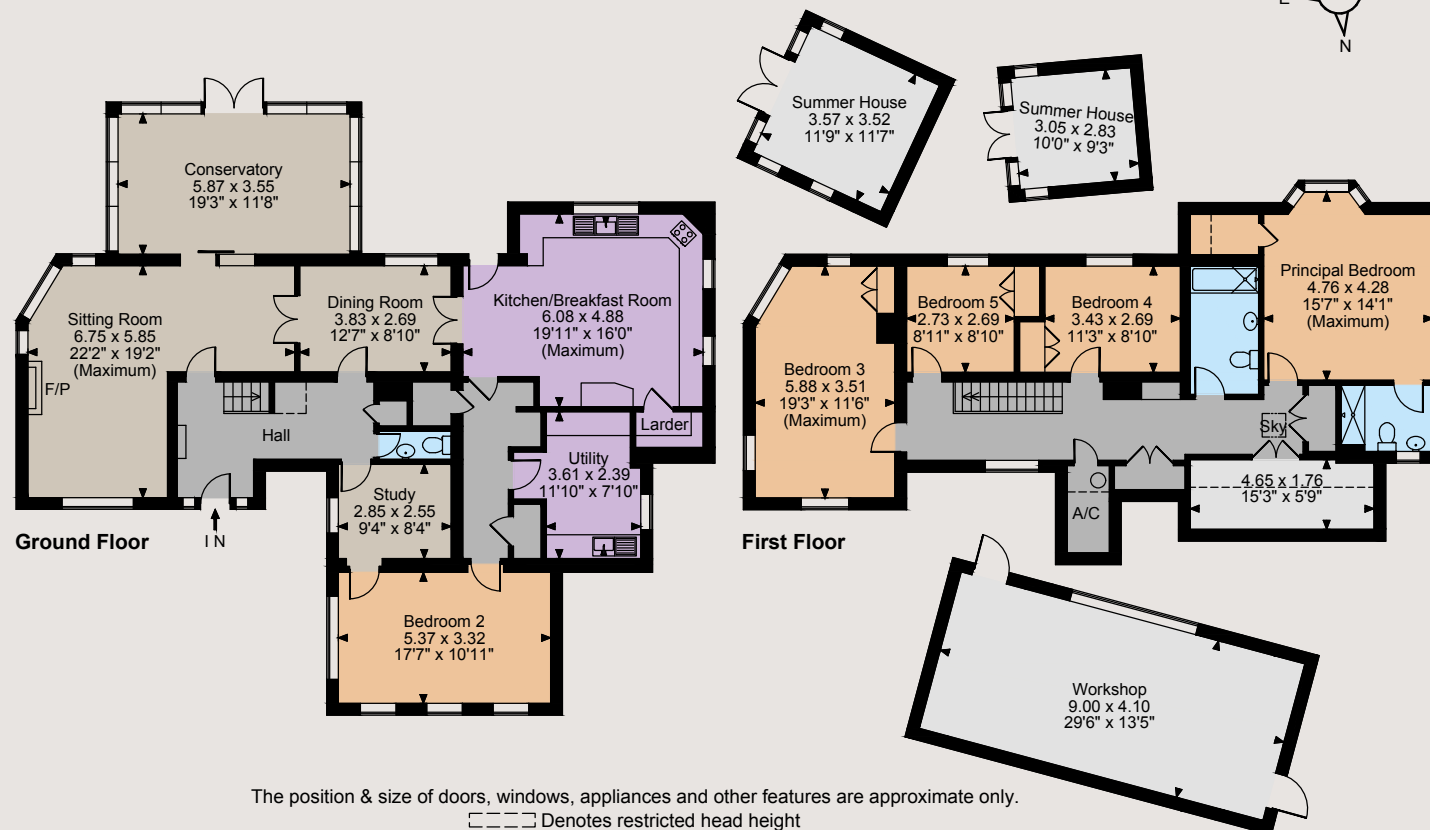
The property is in a beautiful rural position on the edge of the village of Crawley Down, between the towns of Crawley and East Grinstead and backing onto rolling countryside. Crawley Down has several everyday amenities, including a local shop, a post office, a pharmacy, a health centre and a primary 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 and Worth School in Crawley, 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.





Floorplans

Follmers, Sandhill Lane, Crawley Down
Main House internal area 2,745 sq ft (255 sq m)
Workshop internal area 397 sq ft (37 sq m)
Summer Houses internal area 228 sq ft (21 sq m)
Total internal area 3,370 sq ft (313 sq m)
For identification purposes only.



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 1.4 miles, turn left onto Grange Road. Turn right onto Sandhill Lane where the property will be found towards the end on the right.

General

Local Authority: Mid Sussex District Council.

Tel: 01444 458166

Services: Mains water, electricity, oil heating and private drainage (full details to be provided on request)

Council Tax: The property is in Tax Band G

Tenure: freehold

Guide Price: £1,250,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

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