



Balcombe Road, Crawley
West Sussex, RH10



Beyond your expectations

Five Bedroom Family Home including Annexe, set in 0.787 Acres.

Wonderful Family Home | Four Bedrooms | Two Receptions | Conservatory | Set Within 0.32 Hectares (0.787 Acres) of Gardens & Grounds | Annexe Accommodation | Garaging | Summerhouse

Guide Price £1,150,000 Freehold

Description

Woodcote is a wonderful family home situated in this convenient location. The property offers spacious accommodation over two floors and includes, on the ground floor, a dual aspect sitting room to the front, having a feature fireplace with an inset wood burning stove. beyond is a separate reception room, which makes for an ample dining room, or perhaps a children's playroom. The kitchen/breakfast room is beautifully fitted with a range of units and leads conveniently through to a utility room. A good sized conservatory can be accessed via the second reception room and the kitchen/breakfast room and is a wonderful entertaining room with a small bar area and windows and double doors leading directly out to the rear garden. The utility room also doubles up as a kitchen area for the annexe accommodation, which also includes a sizeable living room with doors out to the rear garden and a separate bedroom with a shower and cloakroom. On the first floor are four bedrooms served by a family bathroom, which benefits from both a bath and a shower cubicle. The property also benefits from a 6.25kwh solar system.

Outside

The property is approached via remote controlled electronic gates, which lead through to an ample gravelled drive, providing off road car parking for several vehicles. There is a double garage to the side of the drive and a further garage alongside the house. The frontage is bordered by mature trees and shrubs with a pathway providing side access to the rear garden. To the rear is a

wonderful family garden, where a pergola covered terrace leads to the main garden area, which is predominantly laid to lawn with features such as a large shrub/flower bed, bordered by attractive railway sleepers. Within the garden is also a lovely summerhouse with a small decked terrace to the front. The gardens and grounds extend to approximately 0.32 hectares (0.787 acres).

Location

The property is located on Balcombe Road, the towns of East Grinstead, Horley and Crawley are nearby and offer a wide range of leisure facilities, cinema and high street shops. In addition, there are a number of state and private schools within a reasonable distance.

Residents of this area benefit from excellent transport links including a 30 minute commuter link from Three Bridges and Gatwick Airport stations to London and Brighton. By car junctions 9 and 10 of the M23 are approximately 2 miles distant, providing convenient access to the surrounding countryside, south coast and both Gatwick and Heathrow airports.



Hamptons International

28 The Broadway, Haywards Heath, West Sussex, RH

Sales. 01444 419 140

haywardsheath@hamptons-int.com

www.hamptons.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

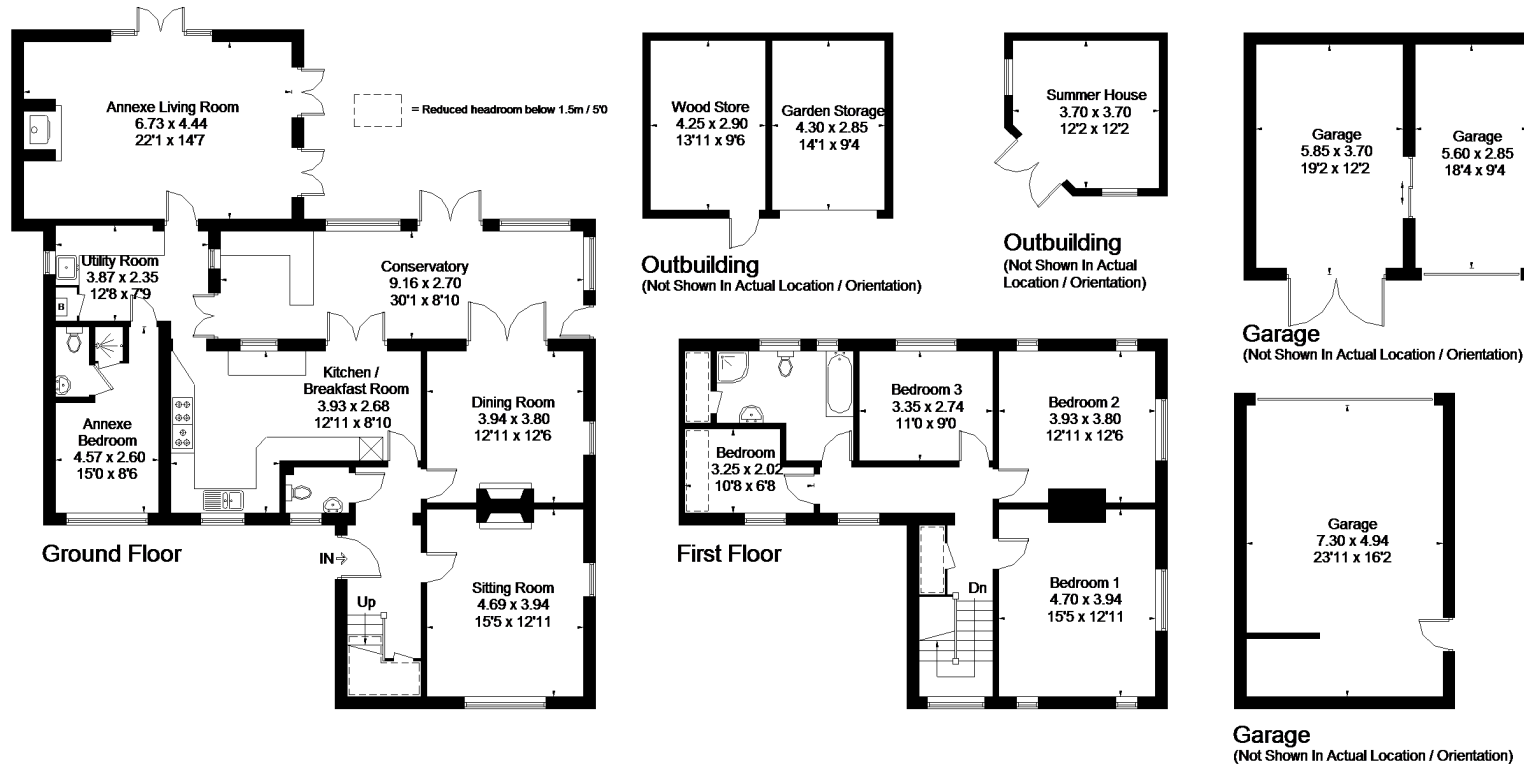
Balcombe Road, Crawley

Approximate Gross Internal Area = 229.8 sq m / 2473 sq ft

Garage = 75.9 sq m / 817 sq ft

Outbuilding = 37.4 sq m / 402 sq ft

Total = 343.1 sq m / 3693 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 156328

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

