



# The Brook

Cuttinglye Road, Crawley Down, Crawley, West Sussex, RH10 4LR

Batcheller  
Monkhouse

Our Corner of England

# THE BROOK

The Brook is a large 6 bedroom detached property being offered for sale for the first time since it was built by the family in the 1960's, sitting in just under 6 acres of beautiful woodland in one of the areas most sought after roads. The property is in need of extensive renovation and is offered for sale with No Onward Chain.

## Accommodation

- Entrance Hall
- Cloakroom
- Lounge
- Dining Room
- Reception Room
- Kitchen/Breakfast Room
- Utility Room
- Boot Room

- Main Bedroom with Dressing Room and En-Suite Bathroom
- Bedroom 2 with En-Suite Bathroom
- 3 Further Bedrooms

## Self-Contained Annexe

- Reception Room
- Kitchen
- 2 Bedrooms
- Bathroom

## Outside

- Approximately 6 Acres of Land
- Numerous Outbuildings
- 3 Garages
- Horseshoe shape In and Out Driveway



## DESCRIPTION

The property offers just over 3,900 sq. ft. of accommodation stretched over one floor and includes a two storey self-contained annexe. The current layout is hugely flexible and the main features of the property include:

- Large **Entrance Hall** with steps up to the hallway with a **Cloakroom**.
- with **Cloakroom** with
- **Dining Room** with views to the front and doors connecting to the Kitchen, Lounge and Boot Room.
- A semi-circular **Lounge** measures some 31' x 25' with a large brick built fireplace in the centre and windows overlooking the pretty rear garden.
- **Kitchen/Breakfast Room** is fitted with a range of country style wooden units with plenty of space for a dining table and access through to the well appointment **Utility Room** and **Boot Room**.
- There is also a further large **Reception Room** with high ceilings and double doors opening back on to the hallway.
- From the Lounge there is a well-proportioned **Main Bedroom** which also overlooks the rear garden and boasts double doors opening to the terrace. Adjacent to this room is a **Dressing Room** containing a bank of built-in wardrobes offering a plethora of storage together with an **En-Suite Bathroom** offering a freestanding roll top bath, separate shower cubicle, basin and bidet.
- with **Inner Lobby** with From the Main Bedroom there is a further **Inner Lobby** that could also be a further bedroom with built-in cupboards and an **En-Suite Shower Room**.
- with **Room** with An inner lobby leads on to **3 further Double Bedrooms** and the **Family Bathroom**.
- The **Annexe** at the side of the property can be entered via the main house or through its own separate entrance off the driveway. This part of the property is in need of extensive renovation and currently consists of a **Sitting Room**, **Kitchen**, **2 Bedrooms** and a **Bathroom**.

## OUTSIDE

The extensive land surrounding The Brook adds to its appeal and offers a serene and natural environment with 6 acres of mature woodland and gardens. There is ample space for exploration and for enjoying the outdoors. The mature woodland contributes to the properties natural beauty providing a peaceful and secluded atmosphere. The Brook is positioned in a beautiful position set back from the private road and is entered via a long and sweeping horseshoe shaped driveway



allowing plenty of parking. There are 3 Garages, numerous outbuildings including a summerhouse, several sheds and a greenhouse and there is also a large section of protected and ancient woodland that overlooks a small brook/stream.

## AMENITIES

**Local:** Crawley Down has some local shops.

**Towns:** East Grinstead (3.1 miles), Crawley (7.8 miles), Haywards Heath (11 miles),

**Transport:** Three Bridges Railway Station (6.1 miles) services to London in approximately 40 minutes. Gatwick Airport (9.5 miles).

**Schools:** Crawley Down C of E School [www.crawleydownschool.com](http://www.crawleydownschool.com) Copthorne Preparatory School [www.copthorneprep.co.uk](http://www.copthorneprep.co.uk) Imberhorne School [www.imberhorne.co.uk](http://www.imberhorne.co.uk) Sackville School [www.sackvilleschool.org.uk](http://www.sackvilleschool.org.uk) Brambletye [www.brambletye.co.uk](http://www.brambletye.co.uk) Ardingly College [www.ardingly.com](http://www.ardingly.com)

**Leisure:** Copthorne Golf Club [www.copthornegolfclub.co.uk](http://www.copthornegolfclub.co.uk) South of England Showground [www.seas.org.uk](http://www.seas.org.uk) Wakehurst (3 miles) [www.kew.org/wakehurst](http://www.kew.org/wakehurst) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From Ardingly village heading north west on to the Lindfield Road B2028 towards College Road, at the roundabout take the first exit on to North Street B2028 and continue following this road. Turn right into Vicarage Road and continue onto Hophurst Lane. Continue on to Hophurst Hill and then turn left into Cuttinglye Road. The property can be found after approximately 500 yards on the left.

### Additional Information

**Local Authority:** Mid Sussex District Council Telephone 01444 458166 [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

**Services (not checked or tested):** TBC Oil central heating

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Numbers WSX259223, WSX324898, WSX324897

**EPC:** EPC rating F **Council Tax:** Band G

**GUIDE PRICE £1,000,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

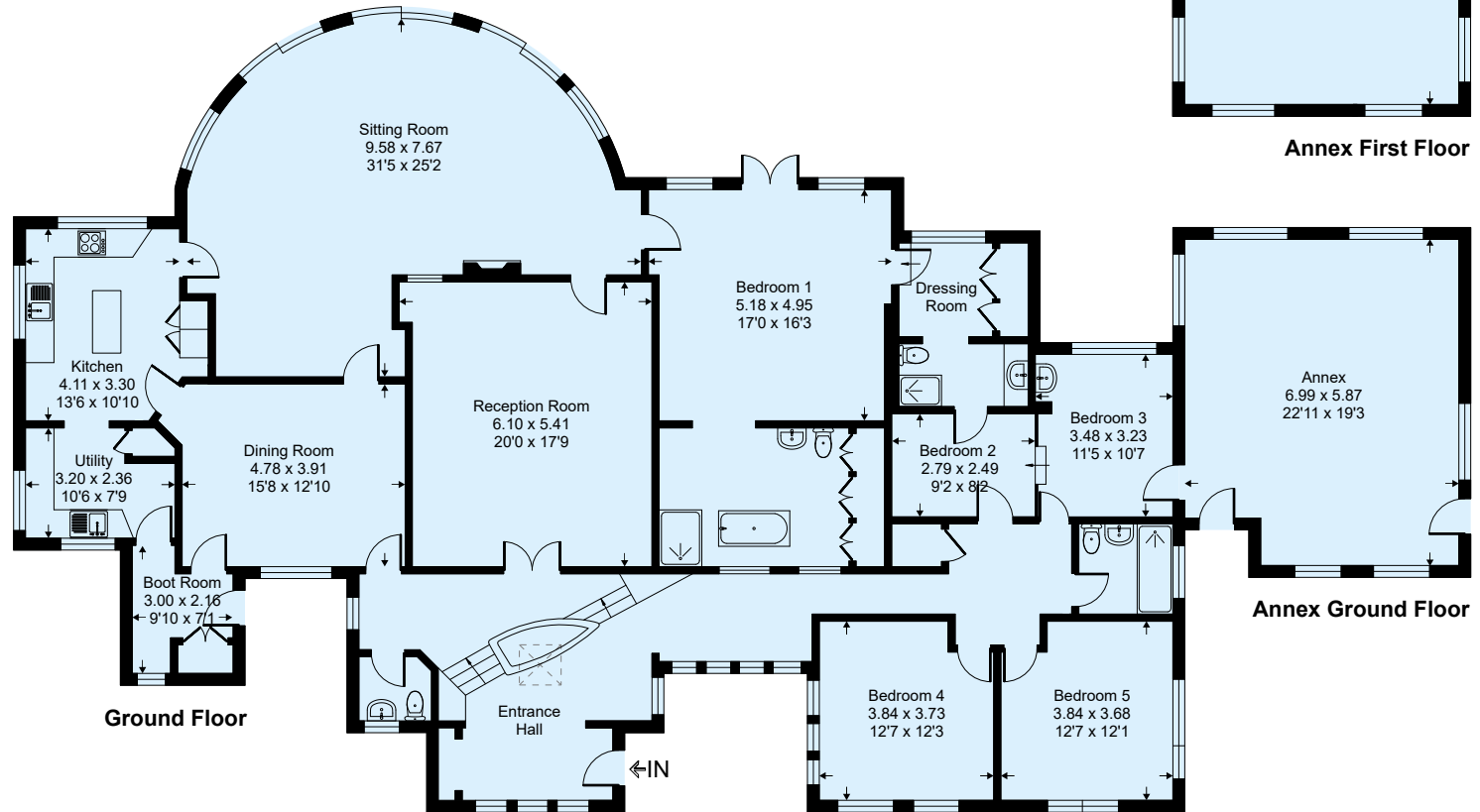


# Cuttinglye Road, RH10

Approximate Gross Internal Area = 282 sq m / 3036 sq ft

Approximate Annex Internal Area = 80 sq m / 864 sq ft

Approximate Total Internal Area = 362 sq m / 3900 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Batcheller Monkhouse