

# Sandhill Crawley Down West Sussex

 Knight  
Frank







# Sandhill, Sandhill Lane, Crawley Down, RH10 4LE .



A beautifully presented Grade II listed country residence, believed to date back to the 14th century, set at the end of a private lane and within its own secluded grounds stretching to over nine acres with a tennis court, swimming pool and various outbuildings.

Crawley Down village half a mile. Gatwick station 7 miles (London Bridge from 27 minutes / London Victoria from 30 minutes). East Grinstead station 4.5 miles (London Bridge from 54 minutes / London Victoria from 56 minutes). Three Bridges station 5.5 miles (London Bridge from 35 minutes). Dormans station 7 miles (London Bridge from 50 minutes / London Victoria from 52 minutes). Gatwick airport 7 miles. Forest Row 7.7 miles. Tunbridge Wells 17 miles. London 34 miles. (All times and distances approximate)





## The Property

The Grade II Listed main house, cottage and great hall are arranged around a cobbled courtyard with a central island. The property enjoys total seclusion being set in its own gardens and grounds of over nine acres with wonderful views over the surrounding countryside.

The main house is believed to date from the 14th Century, at one time being the home of a wealthy Yeoman farmer. A great deal of its original character remains in the many period features which include an outstanding Crown post in one of the upper bedrooms, and an original timber screen. There are also some fine inglenook fireplaces, and a wealth of exposed timbers. Ceiling heights are good throughout (the mark of an important house of this period), and the property has a fine Horsham slab roof.

Adjoining the original house is a great hall, believed to have been added in the 16th Century, with an extensive gallery and two inglenook fireplaces.

At the far end of the great hall there is an attached, well-appointed three bedroom guest/staff cottage. This cottage enjoys its own parking and garaging from the main drive, front door and all the similar period features to the main house.

## Gardens and Grounds

The property is approached through a gated entrance over a paved driveway leading to the garaging, main house and outbuildings. There is a fine garage block and a further double garage offering garaging for six cars.

There is also a stable block which has been partly converted to create great versatile space including an office, as well as a hard tennis court (in good playable condition) with adjacent summerhouse, and a heated swimming pool with pool house. The property extends to over nine acres of gardens and grounds which include gardens, woodland, ponds and paddock.

## Services

Mains water and electricity. Oil-fired central heating in main house. Gas-fired central heating in cottage. Private drainage.







## Situation

Sandhill is located in a wonderful semi-rural position, only half a mile from the village of Crawley Down which offers amenities serving all the usual day to day needs including a newsagent/post office, butcher, farm shop and delicatessen/bakery. The larger centre of East Grinstead with its comprehensive range of shopping and other amenities is approximately 4.5 miles away. This is a superb location for the commuter, with railway stations at Three Bridges and East Grinstead with a journey time to London Bridge from 35 minutes. For the international traveller, Gatwick Airport is also within easy reach making this an ideal location. There is a choice of schooling in the area, in both the private and state sectors. Notable private schools include Handcross Park School at Haywards Heath, Copthorne, Worth School at Turners Hill, Ardingly, Brambletye at East Grinstead, The Steiner School at Forest Row, Lingfield College and Cumnor House at Danehill. Leisure facilities include walking in the surrounding countryside and on the nearby Worth Way, a seven mile footpath and bridleway between Crawley and East Grinstead. Other activites include sailing at Weirwood Reservoir and south coast centres; golf at Chartham Park, Lingfield Park and the Royal Ashdown at Forest Row; racing at Lingfield, Plumpton and Brighton; riding and walking on Ashdown Forest and in the surrounding countryside.

## Local Authority

Mid-Sussex District Council, Tel. 01444 458 166.

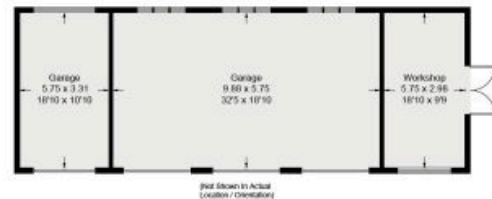
## Directions (RH10 4LE)

From East Grinstead proceed in a westerly direction on the A264. At the Dukes Head roundabout in Copthorne Common, turn left onto Turners Hill Road (B2028). Continue for 1.3 miles and, just after driving over the railway bridge (with red tarmac), turn left onto Grange Road (signed Crawley Down Village). Proceed for 0.3 miles then, just before Crawley Down village, turn right onto Sandhill Lane. Continue on Sandhill Lane and the property (Sandhill) will be found at the end of this road.

Alternatively from Junction 10 of the M23, proceed east on the A264, until you come to the Dukes Head roundabout then continue as above.



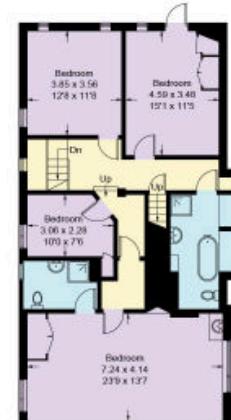
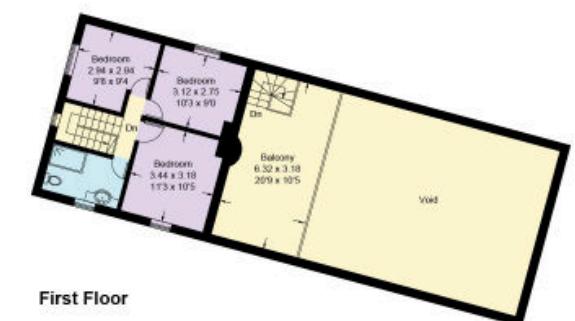
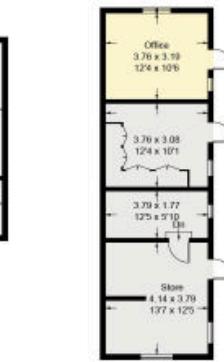
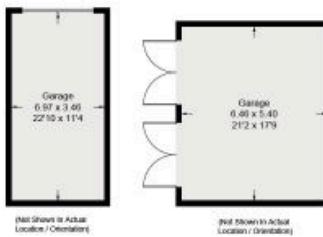
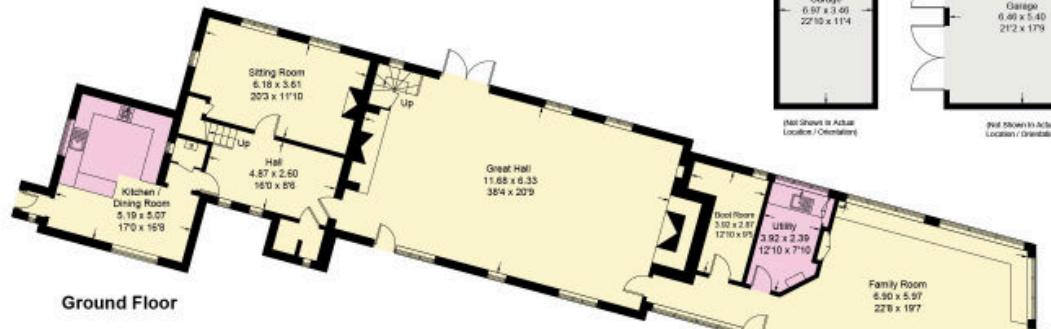




= Reduced headroom below 1.5m / 5'0



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Approximate Gross Internal Floor Area**  
**House: 577.6 sq.m. / 6217 sq.ft.**  
**Outbuildings: 261.3 sq.m. / 2813 sq.ft.**  
**TOTAL: 838.9 sq.m. / 9030 sq.ft (excluding void)**

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars, photographs and videos dated November 2020. Our ref: HAS/1094365.

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