



Withypitts House, Turners Hill, Crawley, West Sussex



A beautifully presented Victorian family home offering over 2,500 sq. ft. of characterful accommodation, complete with outbuildings and stunning gardens, situated in a quiet yet convenient location close to local amenities.

Situation

The property is located in the village of Turners Hill, on the edge of the High Weald Area of Outstanding Natural Beauty. Turners Hill offers local amenities serving everyday needs including a primary school, village store, churches and two public houses. A wider range of facilities are available at the larger centres of East Grinstead and Crawley. This is a superb location for the commuter, with railway stations at Three Bridges, East Grinstead, Dormans and Haywards Heath. Gatwick airport and station are also within easy reach with trains to London with a journey time from 34 minutes.

There is an excellent choice of schooling in the area, in both the private and state sectors, including Handcross Park School (Haywards Heath), Cophorne Preparatory, Worth School, Ardingly, Brambletye at East Grinstead, The Steiner School at Forest Row, Lingfield College and Cumnor House (Daneshill).

Distances

Three Bridges station 4.1 miles (London Bridge from 34 minutes/Victoria from 37 minutes). East Grinstead station 4.1 miles (London Bridge from 55 minutes). Crawley 5.8 miles. Gatwick airport 7.3 miles. Haywards Heath 8.3 miles. Gatwick station 8.6 miles (London Bridge from 29 minutes/Victoria from 31 minutes). Tunbridge Wells 18 miles. London 33 miles. (All times and distances are approximate)





The Property

The property offers an abundance of period features with an array of excellent modern touches, including solar panels and EV charging point, to provide generous and flexible family accommodation.

The property opens up into a large and welcoming entrance hall, with a cloakroom and utility area with stairs rising to the first floor with access to the main reception rooms. The formal, double-aspect sitting room is located on the left-hand side, with high ceilings and a feature fireplace. The modern open plan kitchen/breakfast room is located to the rear of the property, offering a large island with seating and fitted wall and base units and integrated appliances.

A superb formal dining room with an arched door and large bay window, a useful study and a family room with a door to the outside, complete the ground floor.

Stairs lead up to the first floor, where there are four large bedrooms, a shower room, and a well-appointed family bathroom. The sizeable principal suite enjoys an attractive outlook, with ample space for storage and fitted wardrobes. The guest suite also offers integrated storage space with views to the outside.

To note, on the lower ground floor, there is a sizeable cellar ideal for storage and offers great potential for further development (subject to the necessary consents).

Gardens and Grounds

The property is approached over a private driveway leading to two double garages (for up to four cars) with an EV charging point with a gravelled parking area with space for multiple cars.

Also of note, the property is equipped with high efficiency solar panels as well as 20Kwh of battery storage.



Directions (RH10 4PW)

From the A22 (Beeching Way) in the centre of East Grinstead, proceed in a south-westerly direction onto the B2110 (Brooklands Way/Turners Hill Road) signposted Turners Hill. After 3.8 miles, in Turners Hill, turn right (opposite The Crown public house) and then turn left on to Selsfield Rd/B2028, where the property can be found after a short distance on the right-hand side.

Services

Mains water and electricity (with solar panel). Gas-fired central heating. Mains drainage.

Property Information

Local Authority Mid Sussex District Council, Tel. 01444 458166

Council Tax G

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

House = 183.7 sq m / 1,977 sq ft

Basement = 17.5 sq m / 188 sq ft

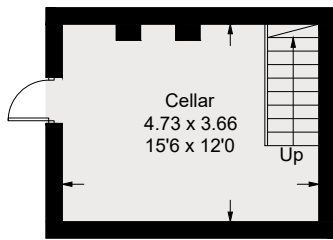
Garages = 62 sq m / 667 sq ft

Total = 263.2 sq m / 2,832 sq ft

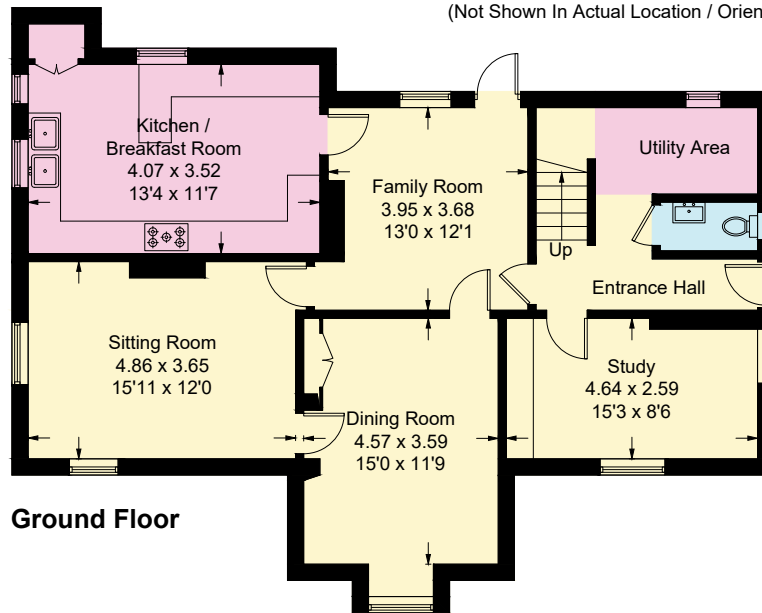
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



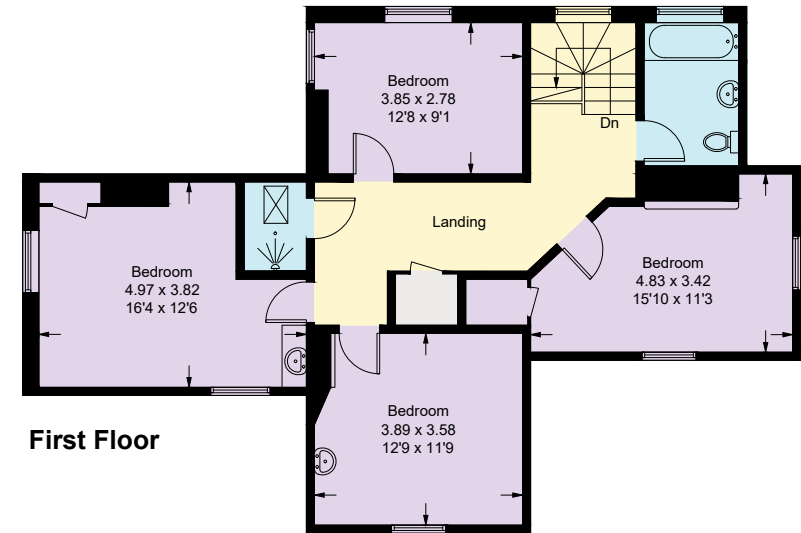
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
Lucy Martin
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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 dated December 2024. Photographs and videos dated November 2024 and one historic garden image, date unknown.

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