



**Buchan Hill, Pease Pottage,
Crawley, RH11 9AR**

£1,250,000

01403 272022
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**Residential sales, lettings,
land and new homes.**

Buchan Hill, Pease Pottage, Crawley, RH11 9AR



LOCATION

Situated in a desirable semi-rural setting, the property enjoys the perfect balance between countryside tranquillity and everyday convenience. Surrounded by open green spaces and mature woodland, the location offers a peaceful, private environment ideal for families and those seeking a quieter pace of life. Despite its rural feel, the property remains well connected, with nearby towns providing a range of shops, amenities, and schooling options. Excellent road links ensure straightforward access to larger centres and commuter routes, making it a practical choice for professionals. This is a location that combines natural beauty with accessibility, offering both seclusion and convenience.

PROPERTY

Tenure: Freehold

This impressive detached period home offers substantial and versatile accommodation extending to over 3,600 sq ft, combining character features with a practical layout ideal for modern family living. The attractive red-brick exterior is complemented by well-balanced internal space, arranged across multiple levels.

The ground floor provides a range of reception areas, including a spacious living room, formal dining room, and an additional dining/sitting space, offering flexibility for both everyday living and entertaining. The kitchen sits centrally within the home, with access to a bright sunroom/conservatory that enjoys views over the gardens, creating a natural hub of the property.

A useful utility room, WC, and internal access through multiple hallway connections enhance functionality, while the adjoining garage provides further storage or potential for conversion, subject to the necessary consents.

A standout feature is the full-size basement level, mirroring the footprint of the house. This expansive area offers exceptional scope and could be utilised as a home cinema, gym, studio, or recreational space, adding significant versatility rarely found in properties of this style.

To the upper floors, there are currently four well-proportioned bedrooms and two bathrooms arranged around a central landing. This layout was previously configured as five bedrooms and one bathroom, and could be readily reconfigured back to a five-bedroom arrangement if desired. The overall design offers both character and adaptability, with excellent potential for further enhancement if desired.

OUTSIDE & PARKING

Set within approximately 3 acres of beautifully maintained grounds, the property offers a rare sense of space and privacy. Expansive lawned areas are interspersed with mature trees, established planting, and vibrant seasonal borders, creating a stunning natural setting. A generous patio terrace provides the perfect space for outdoor dining and entertaining, while pathways lead through a variety of garden areas, including a productive section with greenhouse and a more natural woodland environment. The property also benefits from a detached garage and ample off-road parking for multiple vehicles, completing this exceptional outdoor offering.





Buses

6 minute walk



Shops

Woodgate Community Shop
15 minute walk



Trains

Crawley – 3.1 miles
Three Bridges – 3.9 miles



Airport

Gatwick
8.3 miles



Roads

M23
0.9 miles



Sport & Leisures

Cottesmore Golf Hotel &
Country Club
0.9 miles



Rental Income

£tbc pcm



Schools

Woodgate Primary
Cottesmore School
Secondary



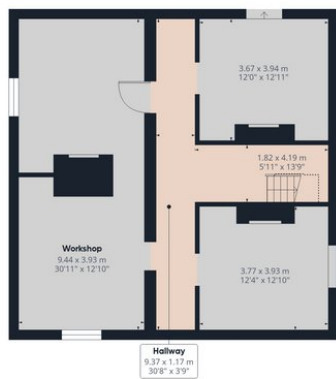
Fibre Broadband

Up to 19 Mbps



Council Tax

Band G



Basement



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 335.3 m²
 3611 ft²
 Reduced headroom
 1.1 m²
 12 ft²

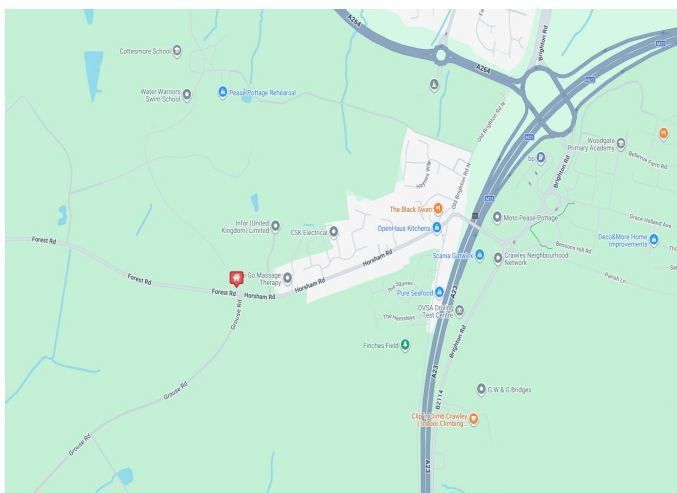
(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

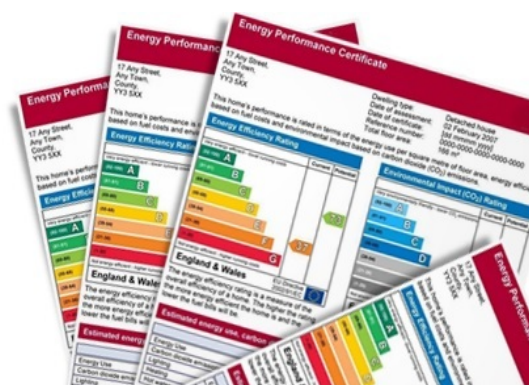
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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