



Oakley Grove, Crawley Down
£1,375,000

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- Council Tax Band 'G' and EPC 'B'

An attractive and beautifully designed five-bedroom detached family home offering approximately **3245 sq ft** of spacious and versatile living accommodation, set within a semi-rural location on the outskirts of the popular village of Crawley Down. The property forms part of an exclusive gated development of just five executive homes.

The development is approached via a sweeping private driveway with double electric gates and a video entry system. The property benefits from its own private driveway with Saxon-textured conservative kerbs, leading to a large ornate entrance canopy and a double garage. The frontage is complemented by a neatly maintained lawn with attractive shrubs and flowerbeds.

The welcoming entrance hall is a bright and spacious area, featuring large storage cupboards ideal for coats and shoes. To the front of the property is a generous study, overlooking the driveway and offering ample space for a full-size desk and additional freestanding furniture. Also positioned at the front of the home is the living room, providing plenty of space for sofas, occasional tables, and seating, and featuring a cast-iron log burner for added warmth and character. To the rear of the property is the impressive south-facing open-plan kitchen and dining area, enjoying views over the landscaped rear garden. The kitchen and utility room are finished in a stylish graphite grey shaker design with Bianco Norte quartz work surfaces. Features include a large kitchen breakfast bar with seating for two, a Franke undermount stainless steel sink with Olympus swivel spout mixer tap, Bosch induction hob, single oven and combination microwave, a 46-bottle wine cooler, and integrated Hotpoint dishwasher, fridge, and freezer, located within the utility room.





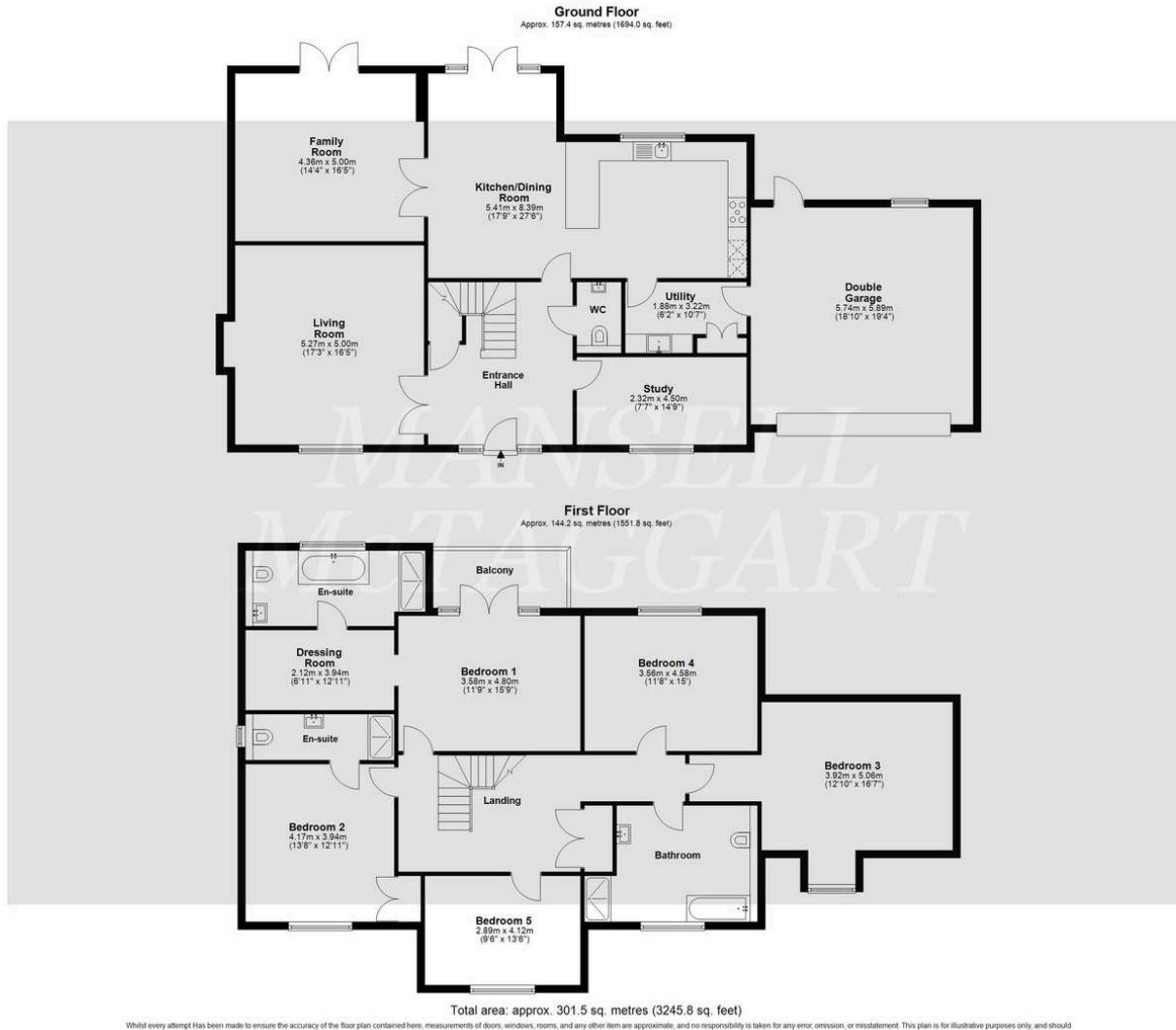
The dining area offers ample space for a 12-seater table and benefits from double doors opening into the family room. This versatile space overlooks the rear garden and is currently used as a cinema room. The ground floor benefits from underfloor heating throughout, bespoke window shutters, and an oak staircase rising to the first-floor galleried landing.

The principal bedroom is a large double room featuring a private balcony overlooking the rear garden, fitted wardrobes, air conditioning and a luxurious en-suite bathroom. The en-suite comprises a wall-hung vanity unit, basin, LED mirror, low-level wall lighting, a frameless shower enclosure, and a striking freestanding bath with mixer taps. The second bedroom is also a spacious double and benefits from its own en-suite shower room, fitted with a frameless sliding shower door, Hansgrohe shower set, WC, and wall-hung vanity unit. There are three further well-proportioned double bedrooms, all served by a contemporary family bathroom.

Externally, the property features a double garage with light and power, an up-and-over door, and external wall lighting to both the front and rear of the house. The house also has the benefit of solar panels at the back and has an EPC B rating. The rear garden is predominantly laid to a sandstone patio, with the remainder laid to lawn. Beyond the garden lies attractive woodland, and the entire space is enclosed by part post-and-rail fencing, creating a peaceful and private outdoor setting.

Agents Note:-

There is an Annual Service charge of £720.



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