



Barnwood, Pound Hill

£875,000



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An opportunity to purchase a sympathetically extended detached 4-bedroom 2-bathroom period cottage believed to date from 1926. Located on a quiet private road which is one of the original roads in Crawley. Attractive frontage with gates onto brick-edged, paved area to the left, path to the front door and, to the right, a paved apron entrance and 5-bar gate opening onto a gravel driveway providing off-road parking for 3-4 cars. There is laurel hedging along the boundaries and access to the rear on both sides.

Approaching the property, to the left-hand side there are gates opening onto a brick-edged paved area and a pathway to the front door. There is an area of lawn with a palm tree and flower beds on either side of the front door. To the right there is a paved apron entrance with a 5-bar gate opening onto a gravel driveway providing off-road parking for 3-4 cars. There is laurel hedging ensuring privacy and there is access on both sides to the secluded rear garden.

The entrance porch has a brick tiled base and the front door opens into a large hallway with oak flooring which flows through into the living room, bedroom 2 and the cloakroom. Immediately to the right are the stairs, bedroom 2 beyond and right, living room ahead, cloakroom to the left and beyond and left leads to the utility room and kitchen/dining/family room.





The cloakroom has an Italian marble circular wash hand basin with brass taps mounted on solid wood with a shelf beneath and brick-effect wall tiles providing an attractive contrast. There is half-height panelling in a light, sage green and a white WC.

Further along, to the left, is the wow factor kitchen/dining/family room which is superb for both relaxing and entertaining. Presently the family area has a large corner sofa and there is a window overlooking the rear garden. The dining area has plenty of space for a dining table and 8-10 chairs with triple bi-fold doors opening onto an area of decking in the rear garden. The kitchen area is particularly spacious with the luxury of Corian worksurfaces and a superbly understated stone and mid-grey colour scheme. There is a large island with triple lights above with 2 barstools centrally on one side with a cupboard and wine cooler to the right and shelving to the left. On the other side there are 2 deep drawers with 3 drawers flanking those on each side. It is a well-planned kitchen with units on three sides of the room, including full-height cupboards, all providing excellent storage with a sink and drainer beneath a large window to the front of the house. Integrated items include the wine cooler, a steam oven, a self-cleaning conventional oven, a 4-ring induction hob with extractor above and a full height fridge/freezer.



The separate utility room provides space for further appliances with an integrated washing machine together with space and plumbing for an American style fridge/freezer. There is a sink and drainer beneath a window to the front and further storage.

Returning to the hall, to the left is the living room and a glazed door leads off from here into an office which is ideal for those working from home and with a lovely outlook over the rear garden. The living room has double doors onto the main patio area which is adjacent to the house and beyond to the boundary on the right-hand side. This ensures that the living room can be enjoyed throughout the year as it also has an open fire making it cosy in the winter months with superb marble hearth and granite inserts.

Bedroom 2 is downstairs and is a good size double having originally been the main bedroom. It is dual aspect with a large window to the front of the cottage and another window to the side making it light and bright. From the hallway, the curved staircase has a window downstairs together with another window seen from the top of the stairs. There is a corridor to the left leading to the master bedroom at the far end with bedroom 4 on the right. Immediately on the left is the family bathroom with a Velux window and access to eves storage further along on the left. Bedroom 3 is to the right and is also located to the rear of the house.





The master bedroom is luxurious in terms of both space and styling. There are 3 double fitted wardrobes along one wall together with further access to the eaves all providing superb storage. The upstairs bedrooms all overlook the secluded rear garden with a feeling of rural tranquility given the established trees in the neighbourhood. The stylish ensuite bathroom has striking black/white/grey décor with patterned ceramic floor tiles, black metro wall tiles and light grey walls alongside. There is a shower above the bath, WC and a contemporary rectangular wash hand basin and floating vanity unit with two deep drawers below. Bedroom 3 is next to the master and it is a good size double with a large window and a superb walk-in dressing room. Bedroom 2 is at the other end of the corridor and, again, is a good-sized double with a large window. There is a dressing table area to the right and, ahead, an archway leads into a walk-in dressing room. If preferred, and according to individual needs, this has the potential to create a third bathroom.



The family shower room has a contemporary style with a walk-in shower, a black framed screen and square rose together with turquoise wall tiles at the end of the shower enclosure. It has ceramic floor tiles and luxurious underfloor heating. There is a white WC, a large rectangular wash hand basin with vanity unit below, feature lighting along the skirting boards, ceiling spotlights and two windows both to the front of the property.

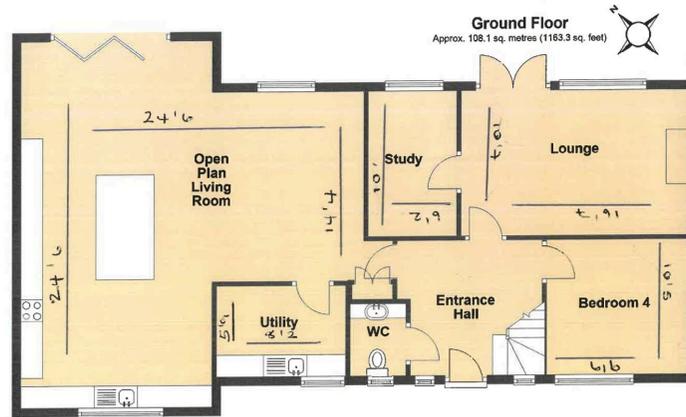
**Outside:**

Approaching the property, to the left-hand side there are gates opening onto a brick-edged paved area and a pathway to the front door. There is an area of lawn with a palm tree and flower beds on either side of the front door. To the right there is a paved apron entrance with a 5-bar gate opening onto a gravel driveway providing off-road parking for 3-4 cars. There is laurel hedging ensuring privacy and there is access on both sides to the secluded rear garden.

The rear garden is secluded and a lovely area for both relaxing and socialising with friends and family. The triple bi-fold doors open onto an area of low maintenance composite decking and, to the left, there is a paved path leading to a patio towards the rear boundary. To the right there is an impressive brick edged, paved patio running adjacent to the house and along to the right-hand boundary with plenty of space for garden furniture. There is an area of lawn, fencing and hedges that ensure privacy with a raised flower bed and another feature gravel area to the side. There is a large garden store which has both power and light. If required, this could easily be re-configured to create another office or a garden room.

- Council Tax Band 'E' and EPC 'C'





Total area: approx. 199.3 sq. metres (2145.1 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.

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