



Plot 1, Wheelwrights Place, Turners Hill Road

West Sussex

£575,000



**MANSELL
McTAGGART**
Trusted since 1947



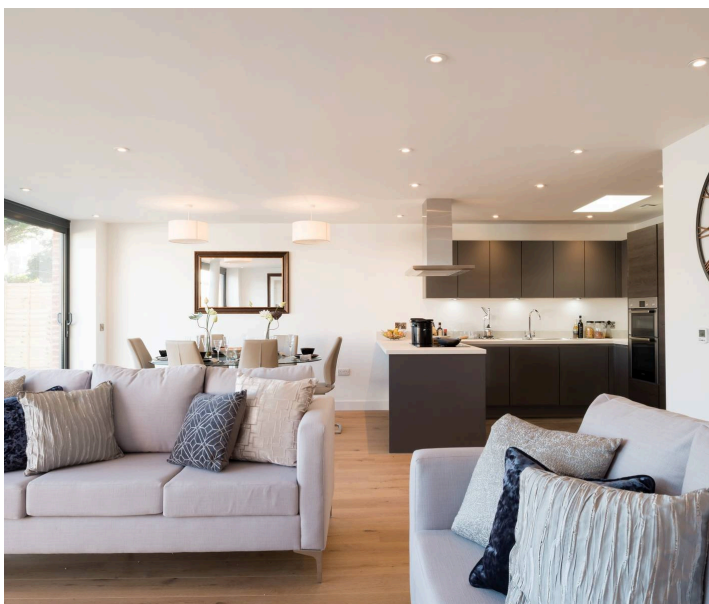
A selection of only five executive properties situated in an exclusive gated development comprising three, four and five-bedroom houses, within the sought-after village of Crawley Down.

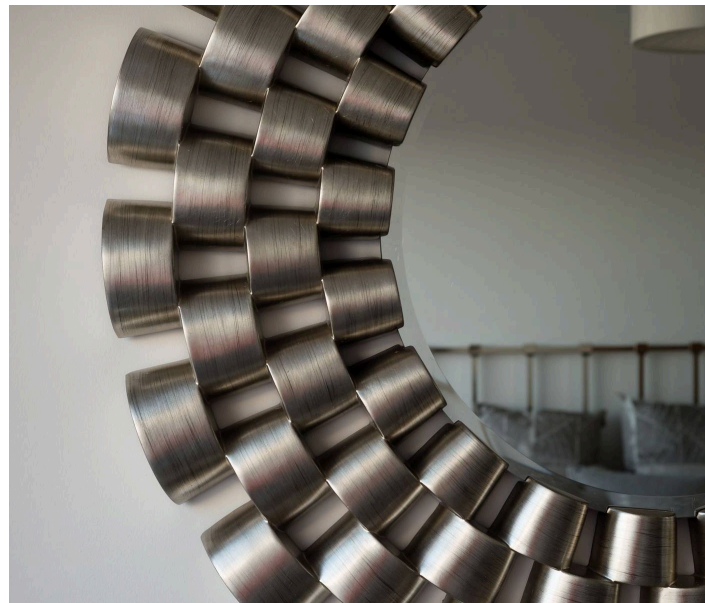
Wheelwrights Place offers the charm of country living, with scenic woodland and countryside walks. Traditionally constructed by Sussex house builder JW Stratton Ltd, Wheelwrights Place will appeal to a wide range of buyers seeking a desirable village setting that combines community, convenience and excellent transport links. Wheelwrights Place is ideally situated in the sought-after village of Crawley Down, within easy walking distance of local amenities, including shops, a health centre, schools, and a village hall. This exclusive private gated development, features an extensive blend of traditional materials that have been thoughtfully pieced together, to create a truly unique development set back from Turners Hill Road. Crawley Down offers the charm of country living, with scenic woodland and countryside walks, traditional pubs and restaurants, and several nearby golf clubs. Despite its rural feel, the village enjoys excellent connectivity – just a short drive from the bustling town centres of Crawley and East Grinstead, which provide a wide range of shopping, leisure, and recreational facilities. For commuters, Three Bridges and East Grinstead mainline stations offer fast and frequent services to London and the South Coast. The M23 (Junction 10) and Gatwick Airport are also within easy reach, ensuring convenient road and air links.

Schools

Crawley Down Village C of E School – 0.7 miles, Copthorne Preparatory School – 0.9 miles, Fairway Infant School – 1.4 miles, Copthorne C of E Junior School – 1.5 miles

Please check Google Maps for precise distances and travel times (property postcode: RH10 4HQ).

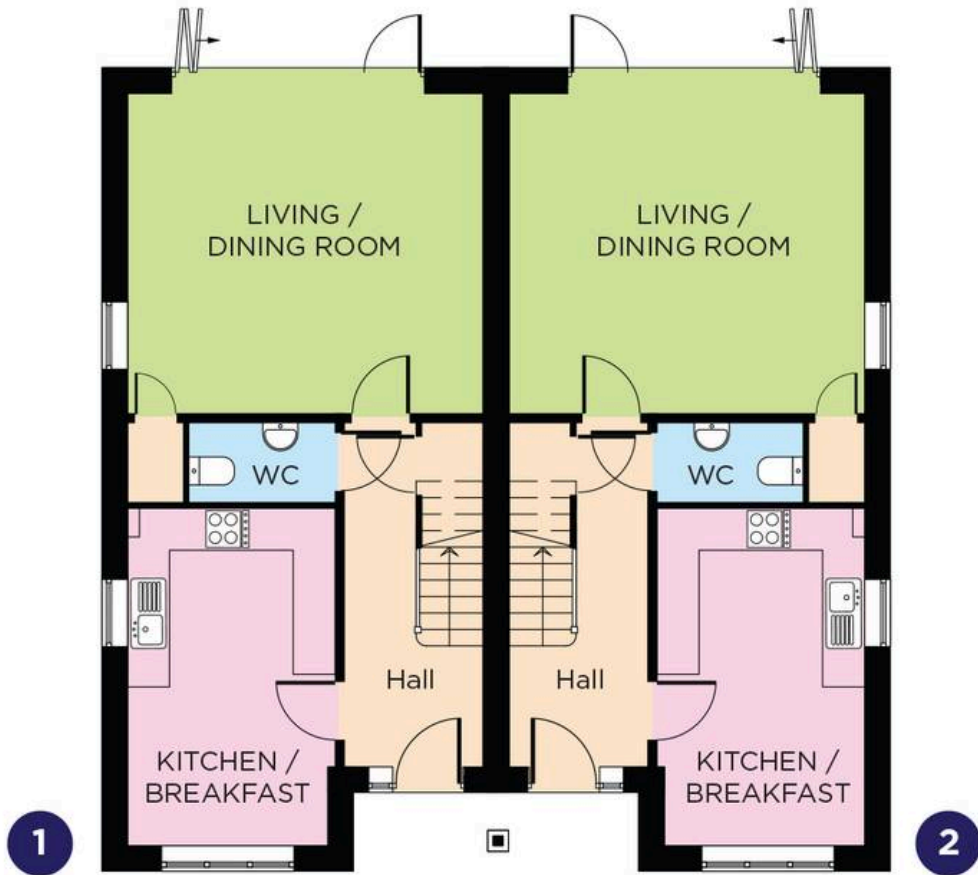




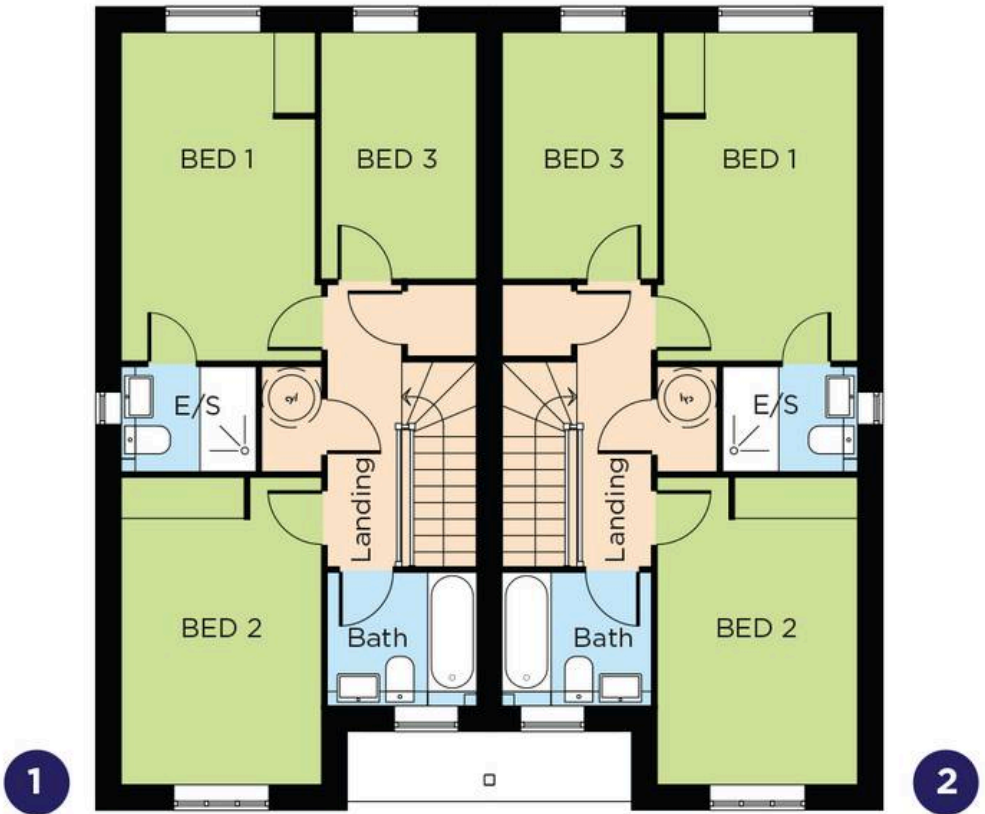
Quality throughout - Wheelwrights Place is the latest development by award winning local developer JW Stratton Ltd. Constructed in the village of Crawley Down, West Sussex, Wheelwrights Place is a brand-new exclusive private gated development, featuring an extensive blend of traditional materials that have been thoughtfully pieced together, to create a truly unique development set back from Turners Hill Road. The individual external designs feature interesting multi-stock brickwork, two-tone Flemish bond brickwork, clay tile hanging and maintenance free cladding facades coupled with clay tile roofs. Brick mock chimneys, White uPVC windows incorporating high efficiency double glazing and quality oak effect composite front doors finish the traditional aesthetics. Floors, walls and roofs are packed with insulation, and low energy lighting and high efficiency air source heat pumps combined with underfloor heating throughout the ground floor bring energy efficiency and low running costs. Eye catching staircases are individually designed with varnished oak wood strings, newels and handrails coupled with glass balustrades that make an instant impression when entering the secure, high quality front door into the entrance hallway. Internal doors are oak veneer contemporary ladder style with satin chrome ironmongery that complement the modern skirting and architrave throughout the properties. Built-in wardrobes are fitted as standard in double bedrooms to finish the rooms and provide plenty of space for clothing storage.

Agents Note:

There will be an annual Service Charge of approx. £100-200 per unit. This information should be confirmed by your solicitor.



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Cophorne

The Post House Brookhill Road, Cophorne - RH10 3QJ

01342 717400 • cophorne@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk/branch/cophorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor.