



Rufwood, Crawley Down  
£675,000

**MANSELL  
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- An attractive and well-designed three-bedroom detached bungalow situated on a private road in this sought-after location
- The property needs updating and has an enormous scope for further enlargement (STPP)
- Situated within a good-sized plot with a private driveway leading to a garage with double doors
- Entrance hall- Two double bedrooms, one single - Cloakroom - Kitchen- Bathroom - Living/dining room- Conservatory
- Situated on a large plot with attractive gardens on all sides, with a garage
- Council Tax Band 'F' and EPC 'tbc'

An exceptional three-bedroom detached bungalow, beautifully positioned on a substantial private plot within an exclusive estate setting, tucked away from the main road in the highly desirable village of Crawley Down.

Approached via an elegant private gravel driveway, the property immediately creates a striking first impression, offering extensive parking for multiple vehicles and framed by beautifully maintained shrub and flower borders. An attached single garage with double doors, power, and lighting further enhances the practicality of this impressive home.



The accommodation has been thoughtfully designed to provide both comfort and style throughout. A welcoming and spacious entrance hallway offers an excellent sense of arrival, with ample room for coats and footwear. The property features two generously proportioned double bedrooms and a further single, space for freestanding furniture, creating luxurious and versatile living spaces. A stylish cloakroom comprises a WC with a frosted side aspect, while the family bathroom is fitted with a panel-enclosed bath, WC, pedestal wash hand basin and in need of modernising.



Positioned at the rear of the property, the well-appointed kitchen enjoys views over the garden and is fitted with a comprehensive range of wall and base cabinetry complemented by generous work surfaces. Space for gas double oven, cooker hood, sink unit, plumbing and space for both a washing machine and dishwasher, together with additional space for a large fridge freezer. The superb living room is bathed in natural light and enjoys uninterrupted views across the beautifully landscaped south-facing garden, creating an ideal setting for both relaxing and entertaining. The adjoining brick-built conservatory with UPVC construction provides a further elegant reception area, perfectly positioned to enjoy the garden throughout the seasons.

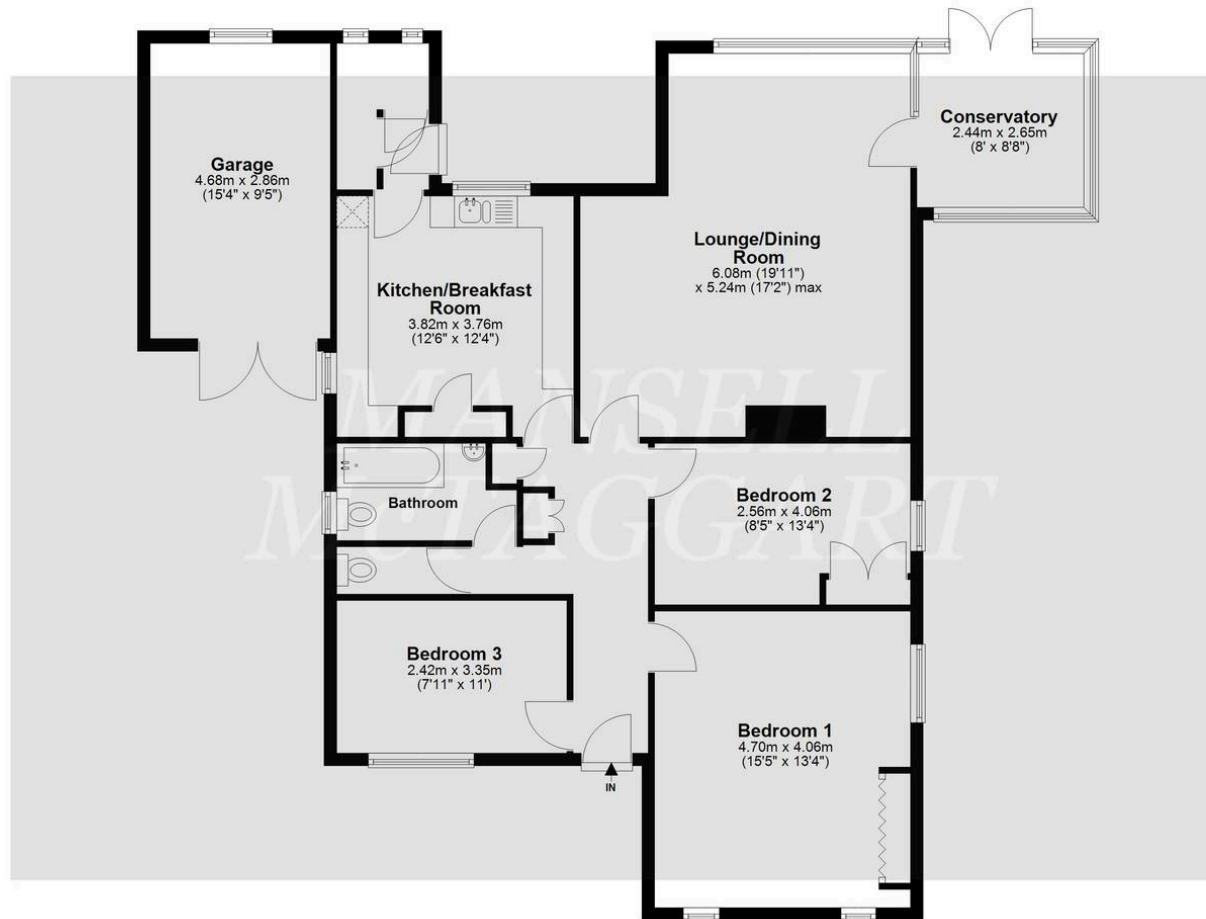
Occupying an enviable plot, the property offers outstanding potential for substantial enlargement or redevelopment, subject to the necessary planning consents. The mature rear garden has been thoughtfully landscaped with a generous patio terrace and expansive lawn bordered by established shrubs and flower beds, affording a wonderful degree of privacy and enjoying a highly sought-after southerly aspect.

Offered to the market with no onward chain, this is a rare opportunity to acquire a distinguished home with exceptional potential in one of the area's most desirable locations. Early viewing is highly recommended.



### Ground Floor

Approx. 122.5 sq. metres (1318.5 sq. feet)



Total area: approx. 122.5 sq. metres (1318.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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