



Wheelwrights Place, Turners Hill Road, Crawley Down

£875,000





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)

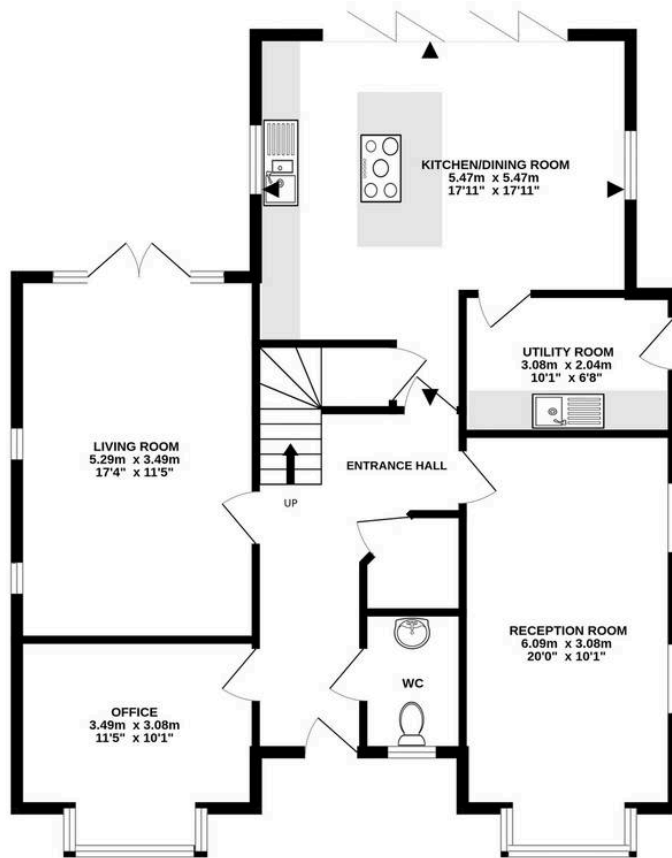




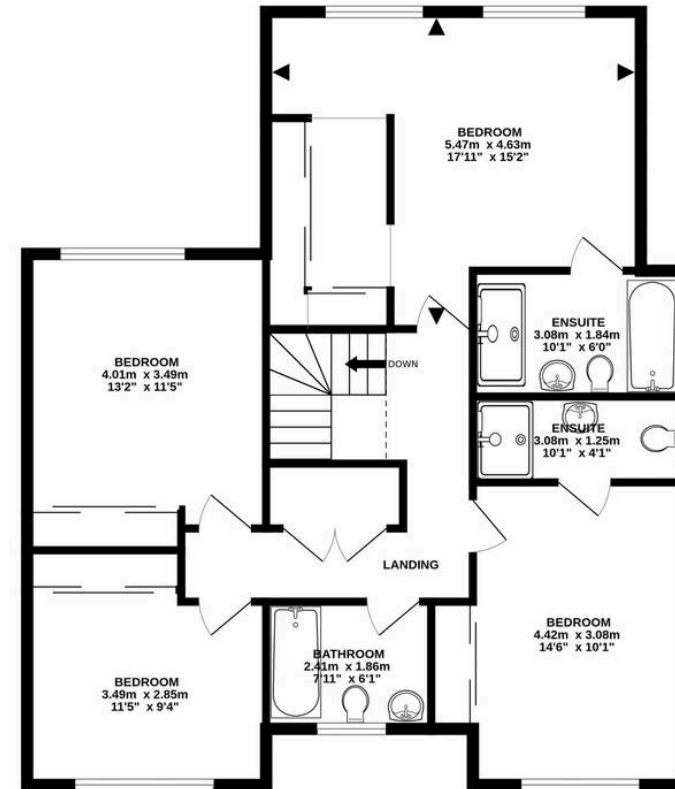
Quality throughout - Wheelwrights Place is the latest development by award winning local developer JW Stratton Ltd. Constructed in the village of Crawley Down, West Sussex, Wheelwrights Place is a brand-new exclusive private gated development, featuring an extensive blend of traditional materials that 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. Thoughtfully designed kitchens are fitted with high quality German Nobilia handle-less units and come with a full range of Bosch integrated appliances fitted as standard which includes single oven, microwave oven, dishwasher, fridge/freezer, induction hob and cooker hood. Luxury vinyl flooring is fitted in the kitchen as standard. Bathrooms and en-suite shower rooms are fitted with crisp white sanitary ware, vanity basin unit and gun metal grey ceramic disc taps. 'Wet' walls and floors are finished with glazed tiling and luxury vinyl flooring respectively. Gun metal grey and glass shower enclosures with mains pressure shower drench shower unit are complimented by gun metal grey towel warmers and door ironmongery.

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
93.4 sq.m. (1005 sq.ft.) approx.



1ST FLOOR
91.1 sq.m. (980 sq.ft.) approx.



**MANSELL
McTAGGART**

TOTAL FLOOR AREA : 184.4 sq.m. (1985 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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