



Mount House Farm, Snow Hill, Crawley Down, Sussex, RH10 3EF

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JAMES DEANE

ESTATE AGENTS

This charming period property has been extended to create an impressive family home. The property is full of character and boasts many original features combined with contemporary design. It is offered to the market with the potential of no onward chain and there is scope to convert the existing garage and storage facilities into an annex subject to planning consent. Preliminary discussions have been held with the planning authority in this respect, which have yielded a favourable response.

Situated in a tranquil semi-rural setting, the property is set amid magnificent grounds of approximately half an acre. The gated private driveway beside the property leads onto the garage and a delightful rear garden, which is mainly laid to lawn with mature boundary treatment that



provides natural screening and privacy. There is also a raised patio and a separate decked terrace.

The property offers generous accommodation laid out over three floors. Unlike many homes of this era, this desirable family house enjoys plenty of natural light with several dual aspect rooms, high ceilings and a well-designed flow. It also offers versatile living with five double bedrooms, one of which is ensuite, three receptions including an open plan study area as well as a triple aspect living room with feature fireplace.

The property is completed by a porch, entrance hall, cloakroom, country style kitchen/breakfast room, family bathroom and a large conservatory that enjoys a splendid vista of the garden.

The property is situated in Snow Hill within easy access of areas of Outstanding Natural Beauty and home to many nearby National Trust sites. It is close by the neighbouring towns of East Grinstead and Crawley, which offer residents an excellent mix of local amenities, schools for all age groups and great transportation links. Gatwick is only 20 minutes away and both towns provide mainline train services to London.

Asking Price £895,000



Floor plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

TENURE: Freehold
Council Tax Band: G

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