



FOR SALE AS A WHOLE OR IN TWO LOTS
TILTWOOD EAST, HOPHURST LANE
CRAWLEY DOWN, WEST SUSSEX, RH10 4LL

 **Clifford Dann**

LOT 1: TILTWOOD EAST HOUSE AND GROUNDS OF ABOUT 1.15 ACRES

LOT 2: GARDEN OF ABOUT 1.17 ACRES WITH PLANNING CONSENT FOR A PAIR OF 5 BEDROOM DETACHED HOUSES.

SUBSTANTIAL OFFERS INVITED FOR THE FREEHOLD AS ONE OR TWO LOTS



LOT 1: TILTWOOD EAST HOUSE

A substantial wing of a late Victorian country house with huge potential for modernisation and improvement with an internal floor area of about 3050 sqft.

The estate was created and the property constructed by a George Scaramanga in the late nineteenth century as a haven of peace and tranquility and this continues to this day in the rear garden of the house. A later relative was at school with Ian Fleming who used the family name of Scaramanga as the villain in his book 'The man with the Golden Gun'.

Description

From the sweeping entrance drive steps lead up to the front door and into the spacious sitting room. Off this is a large inner hall with turned staircase to first floor and a traditional cloaks area with separate W.C. To the rear is the library with full height windows overlooking the garden and a spiral staircase to a galleried mezzanine. A door leads through to a substantial dining room/orangery and on around to the rear lobby and traditional kitchen with access back to the sitting room.

The first floor has a spacious landing with two large double bedrooms, bathroom, cloakroom and large walk in storage areas. Stairs lead up to the second floor where there is a further double bedroom. To the front of the house, the entrance drive is off set to one side by an area of parkland with established trees, shrubs and lawn terminating in an extensive parking area. To the rear are outbuildings and a well-established garden with many fine shrubs all waiting to be re-discovered.

There is considered to be potential for a further single dwelling in the area of parkland to the front of the house and this area will be subject to an overage agreement.

Oil fired central heating, mains electricity, water and drainage.

LOT 2: A PAIR OF BUILDING PLOTS

A particularly fine and very private area of former garden and woodland now with planning permission under reference DM/17/0402 for the construction of a pair of architect designed five bedroom detached house with garages.

The existing garage to Tiltwood East will be demolished by the purchaser of LOT 2 to gain access to the two plots. The purchaser will be required to construct a new access drive as per the planning consent and upon completion will be granted a right of way across the new drive. The purchaser will also be required to erect a new fence dividing the building plots from the rear garden of Tiltwood East.



Tiltwood East, Hophurst Lane, Crawley Down, RH10 4LL

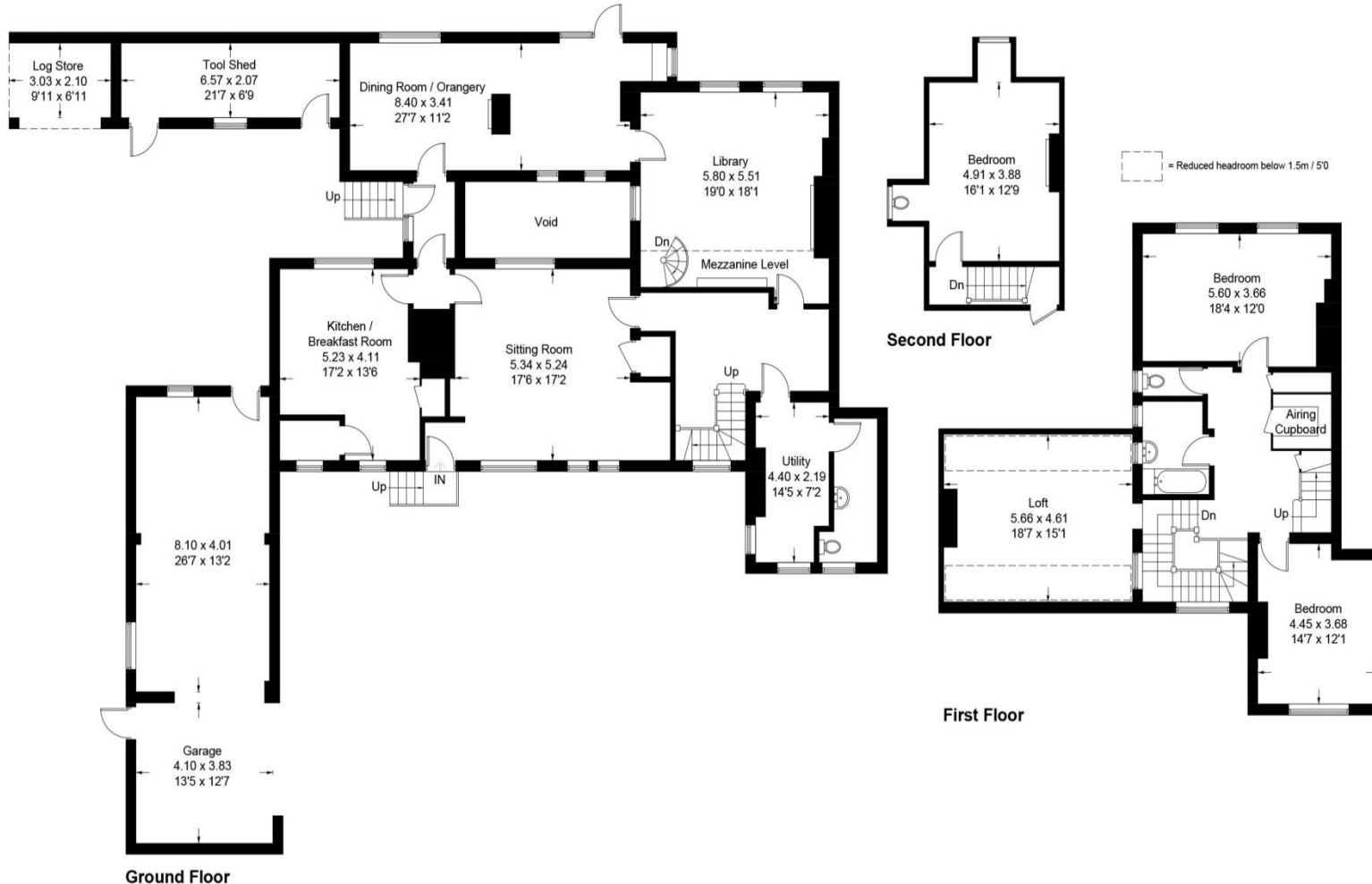
Approximate Gross Internal Area = 283.4 sq m / 3050 sq ft

Tool Shed = 13.7 sq m / 147 sq ft

Garage = 49.6 sq m / 534 sq ft

Total = 346.7 sq m / 3731 sq ft

(Including Loft / Excluding Void / Log Store)



EPC -G

Illustration for identification purposes only, measurements are approximate, not to scale.

Imageplansurveys @ 2019

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A buyer is advised to obtain verification from the solicitor.

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