

An immaculate 4-bedroom detached executive family home (2,200 sq.ft.), built to a high standard whilst enjoying a professionally landscaped rear garden, set within a small, select, private road with swift and easy access to A/M23.



8 Crouch Fields, Ansty, West Sussex RH17 5NW

**MANSELL
McTAGGART**
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Ansty,
West Sussex.
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This fabulous home combines traditional details with contemporary design as well as energy efficiency. A superb layout meets modern family living, maximising on space whilst providing great functionality. A particular feature is the property's professionally designed and landscaped rear garden which has featured in the National Garden Scheme.

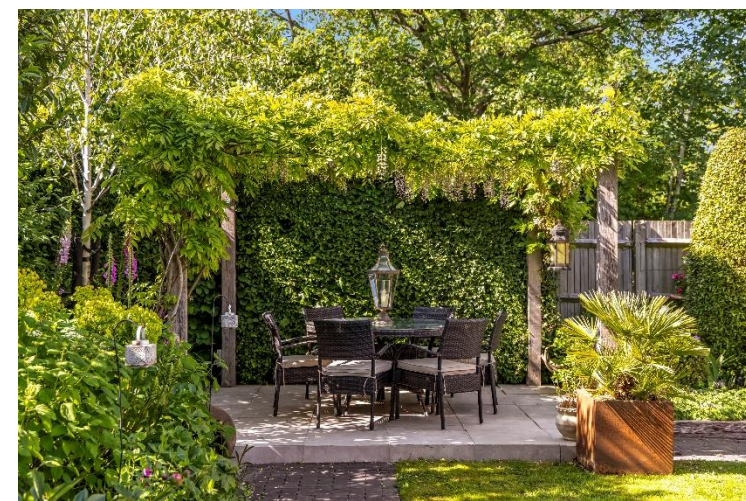
the house...

- BUILT BY DENTON HOMES IN 2018 TO AN INDIVIDUAL DESIGN.
- FINISHED TO A HIGH STANDARD & SPECIFICATION THROUGHOUT.
- LIVING ROOM WITH FEATURE FIREPLACE.
- GROUND FLOOR STUDY.
- IMPRESSIVE KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES & BI-FOLDING DOORS TO REAR GARDEN.
- SEPARATE UTILITY ROOM WITH DOOR TO GARAGE.
- CLOAKROOM/WC.
- PRINCIPAL BEDROOM SUITE WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM.
- THREE FURTHER DOUBLE BEDROOMS SERVED BY FAMILY BATH/SHOWER ROOM.
- SOLAR PANELS TO REAR SOUTH-FACING ROOF. SECURITY ALARM SYSTEM.
- UNDERFLOOR HEATING TO GROUND FLOOR. RADIATORS TO FIRST FLOOR.
- REMAINDER OF 10-YEAR BUILD WARRANTY.
- EPC RATING: C. COUNCIL TAX BAND: G.

the gardens and beyond...

- SMALL, EXCLUSIVE DEVELOPMENT OF JUST 8 DETACHED HOMES.
- PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES.
- ATTACHED LARGE GARAGE WITH ELECTRONIC DOOR, POWER & LIGHT.
- LANDSCAPED FRONT GARDEN WITH AREAS OF LAWN, SHRUB & HEDGE BORDERS.
- STATE-OF-THE-ART PROFESSIONALLY LANDSCAPED REAR GARDEN.
- EXTENSIVE PAVED PATIO ADJOINING REAR OF PROPERTY.
- PERGOLA WITH SEATING AREA. OPEN CORNER GAZEBO & PATIO.
- FEATURE POND.
- POP-UP SPRINKLER/IRRIGATION SYSTEM.
- REAR GARDEN LIGHTING TO STEPS & BEDDING BORDERS.
- AMPLE EXTERNAL POWER SOCKETS.
- SWIFT & EASY ROAD ACCESS TO A/M23.

see more on page 7 & 8





in more detail...

An outstanding, EXECUTIVE, 4-DOUBLE BEDROOM, 3-RECEPTION ROOM DETACHED FAMILY HOUSE WITH ATTACHED GARAGE (2,200 sq.ft.), built by Denton Homes in approx. 2018 and set in a SELECT PRIVATE ROAD forming ONE OF JUST EIGHT DETACHED similarly styled homes in this SMALL and EXCLUSIVE DEVELOPMENT.

Being ideally located in this popular semi-rural village, the property is just a stone's throw from its modern village hall, cricket field and sports and social club. Swift and easy access can be gained to the neighbouring and picturesque village of Cuckfield as well as the large town of Haywards Heath with its mainline railway station, whilst the A/M23 is within a few minutes' drive. Additionally, glorious open countryside surrounds this popular village with its network of public footpaths and bridleways.

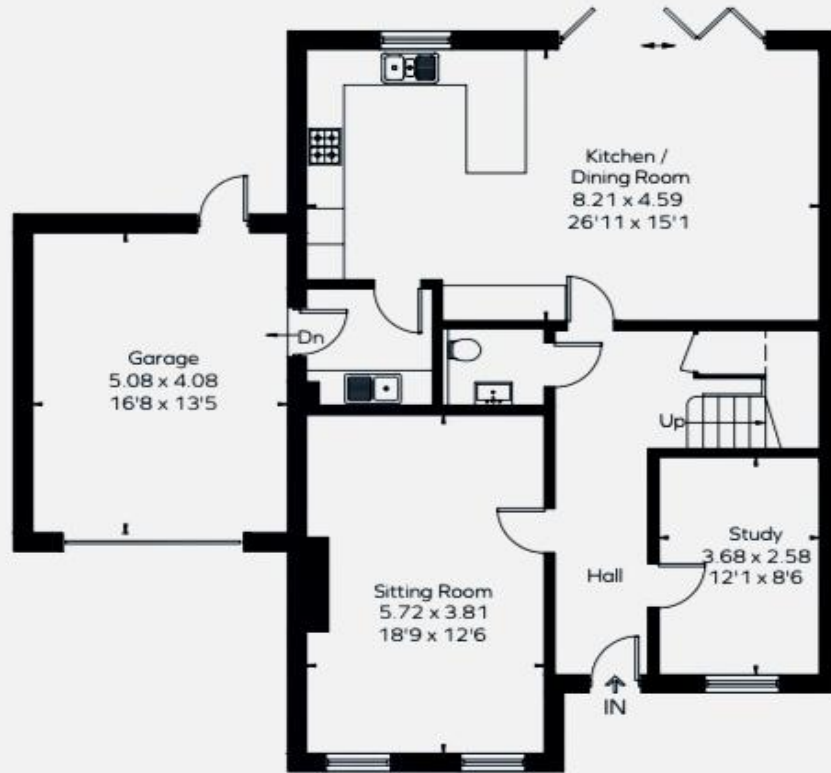
The accommodation, arranged over two floors with generous room sizes briefly comprises: a spacious RECEPTION HALL with CLOAKROOM/WC off and deep UNDERSTAIRS CUPBOARD. An impressive LIVING ROOM positioned to the front features an elegant limestone fireplace with a bioethanol fire. Also to the front is a generously sized STUDY whilst to the rear is a large OPEN PLAN KITCHEN/DINING ROOM forming the heart of the house with views over the splendid rear garden. The beautifully appointed KITCHEN/BREAKFAST ROOM is fitted with an extensive range of high-quality white gloss cabinetry complemented with quartz worksurfaces extending to a breakfast bar peninsula, ideal for high seating. High-end Siemens integrated appliances include an eye-level multi-functional double oven, gas hob and fridge-freezer. Also integrated is an AEG dishwasher, whilst space and power are on offer for a freestanding wine cooler. The significant DINING AREA enjoys delightful views over the rear garden with the convenience of bi-folding doors opening to the patio beyond, ideal for entertaining. Additionally, a separate UTILITY ROOM is positioned off the kitchen area with built-in wall and base units, secondary sink, spaces for freestanding appliances and door into the LARGE ATTACHED GARAGE complete with electronic up-and-over door, ample power sockets, lighting, Vaillant LPG gas-fired boiler and external door into the garden.

A turned staircase rises to the FIRST FLOOR where there are FOUR DOUBLE BEDROOMS of which the PRINCIPAL enjoys fitted wardrobes spanning an entire wall with integrated drawers and a luxurious EN-SUITE SHOWER ROOM. BEDROOM 2 also benefits from fitted wardrobes with integrated drawers whilst BEDROOMS 3 and 4 are once again generously sized doubles, all of which are served by a contemporary-style, luxury FAMILY BATHROOM. Lastly, an AIRING CUPBOARD and loft access hatch complete the first floor.



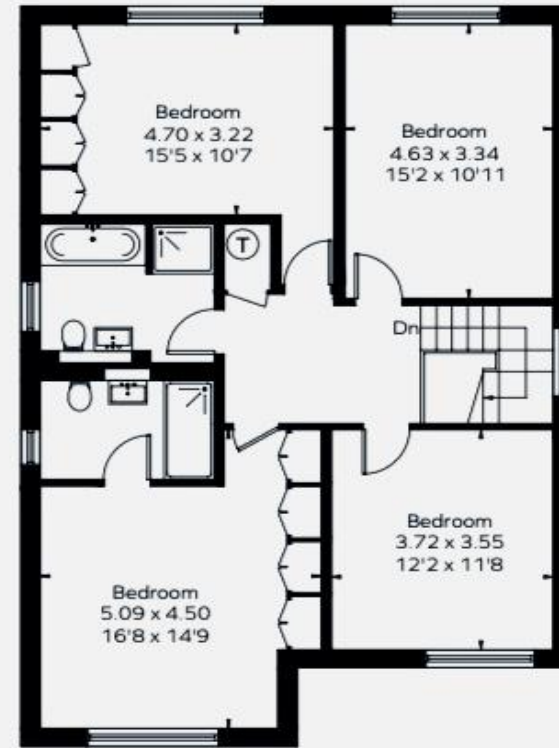
the floorplan...

Approximate Floor Area = 206.3 sq m / 2220 sq ft (Including Garage)



Ground Floor

[] = Reduced head height below 1.5m



First Floor

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. Items shown in photographs are not included unless specifically mentioned within the sales but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

outside...

The property is approached via large block-paved PRIVATE DRIVEWAY providing ample parking for several vehicles whilst fitted with MOTION SENSOR LIGHTS. A large ATTACHED GARAGE (16'8 x 13'5) has ample power sockets and lighting with an electronic remote-controlled door. A beautifully landscaped frontage displays an area of lawn complete with a feature oak tree, well-stocked bedding borders with an array of shrubs and small ornamental trees creating interest, whilst part-enclosed by hedging providing privacy.

A most fabulous, contemporary-style, professionally landscaped rear garden, featured in the National Garden Scheme, is fully enclosed with many features creating focal points with functionality. A central lawn, arranged over two gentle tiers, is bordered by a large patio adjoining the dining area of the kitchen via bi-folding doors, as well as pathways to the sides and rear. Further is a pond complete with a filtration system and pump, as well as additional seating areas to include a PERGOLA adorned with wisteria, ideal for al-fresco dining in the summer months, whilst to the opposite rear corner is a beautiful OPEN CORNER GAZEBO currently used as a covered 'bar'. This state-of-the-art garden is adorned with an abundance of shrub displays amongst architectural plants and small trees giving the garden good all-year-round vibrance and personality whilst enhanced with LIGHTING TO STEPS AND BORDERS to showcase at night.

Irrigation on a pop-up sprinkler system keeps the garden nourished, however, during any droughts the additional drip pipes can continue to be used. Plenty of outdoor power sockets are also installed.



the location...

The property occupies a pleasant position within a small, select, private road off Cuckfield Road, being a highly sought-after location convenient for swift and easy road access to the A/M23.

The centre of the village is within a short walk where there is a fuel station with convenience store, a state-of-the-art village hall, a cricket field and a sports and social club. Also, within an easy 15-minute walk is the Highweald Wine Estate, whilst the Bolney Wine Estate is just over a 5-minute drive.

Ansty is surrounded by glorious countryside interspersed with footpaths and bridleways to be explored and enjoyed whilst linking with the neighbouring districts and villages.

Nearby Cuckfield (1½ miles distant) has a picturesque village high street with a broader range of shops, stores, restaurants and highly regarded schooling where children from Ansty fall into the catchment area.

Haywards Heath town centre (3½ miles distant) to the east, has an extensive shopping centre, sports and leisure facilities and a mainline railway station providing fast commuter links to London (Victoria/London Bridge 47 mins) and the south coast (Brighton 20 mins).



local schools...

Holy Trinity Country Primary School, Cuckfield (1.8 miles).
Bolney County Primary School (2.2 miles).
Warden Park Secondary Academy (2.2 miles) for which a school bus runs locally.

Burgess Hill Girls School (3.9 miles).
Hurst College, Hurstpierpoint (4.5 miles).
Ardingly College, Ardingly (5.6 miles).
Handcross Park School (7.6 miles).

station...

Haywards Heath mainline railway station (3.3 miles away) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

road links...

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 2 miles to the west giving swift access to Brighton, Gatwick Airport and the M25 to the wider motorway network.

more details from Mansell McTaggart...

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