



4 Pepper Close, Ditchling Common, Wivelsfield, RH15 0SJ

Guide Price £800,000-£850,000



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A truly fabulous 5 bedroom, 4 bathroom detached house with a large south facing garden in a small exclusive cul-de-sac of just 5 houses in a semi-rural location on the edge of the Ditching Common nature reserve within a very pleasant walk of the village of Wivelsfield Green. The property was built in 2019 and then significantly extended and altered by the owner to create an ultra-modern and luxuriously equipped home.

- Ultra-modern home on large south facing plot
- Built in 2019 – reconfigured and extended 2021
- Accommodation over 3 floors extending to 2400 ft.²
- High-tech 23'6 x 17'5 detached double garage with resin floor
- 3 very large reception rooms
- Impressive modern kitchen with refitted utility room
- Enormous master bedroom with ensuite shower room
- 4 further bedrooms, 3 further bathrooms
- Wivelsfield & Chailey school catchment area
- Easy reach of numerous independent schools
- Easy reach of Haywards Heath, Wivelsfield & Burgess Hill Railway stations
- For sale with no onward chain
- EPC rating: B – Council Tax Band: F



The property is situated just past the Ditchling Common Nature Reserve, in a rural setting about a mile and a half from Burgess Hill town centre.

The nearby towns of Burgess Hill and Haywards Heath (4 miles) both offer comprehensive shopping and leisure facilities, restaurants and mainline railway services with fast services to London Bridge and Victoria (both approximately 47 minutes).

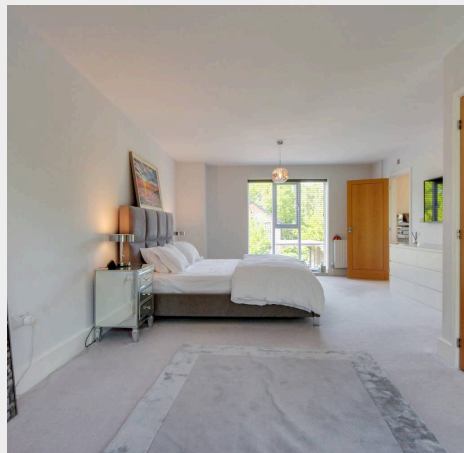
The nearby village of Wivelsfield Green has village shop/post office, church, village hall, primary school and an inn.

Well connected; there is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for.

There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Schools: Wivelsfield Green Primary School 1.3 miles, Manor Field Primary School 1.5 miles.

Stations: Wivelsfield Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 1.5 miles.



Approximate Gross Internal Area

Main House 2404 sq. ft / 223.37 sq. m

Garage 368 sq. ft / 34.24 sq. m

Total 2772 sq. ft / 257.61 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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