



Songhurst Gardens, Pease Pottage

In Excess of £700,000

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- Council Tax Band 'E' and EPC 'B'

A unique opportunity to purchase a nearly new Villa overlooking The Green on the popular Woodgate development in Pease Pottage, finished to a high specification throughout with a sleek Nordic design, built by Thakeham Homes.

This versatile property was built in 2022 and benefits from the remainder of the NHBC warranty with further improvements made by the current owner to further enhance the modern and versatile living experience.

A new 'smart' front door with glass panel allows light to flow into the spacious entrance hallway with a double utility cupboard providing space for a washing machine and tumble drier, with folding shelf above. There is access to the downstairs cloakroom and integral garage.

To the right is bedroom four, a double room that could double as a snug or office, offering views over The Green at the front. The ground floor is completed by an impressive open plan area that includes a sophisticated kitchen, dining space, and family room. The kitchen features soft close cupboards and drawers, light stone worktops, integrated appliances, and a centre island with a breakfast bar and pendant light feature. Four-panel bi-folding doors have been added across the rear of the house, opening delightfully onto the garden.

Upstairs, the first floor includes a spacious living room, three additional bedrooms, a family bathroom, an airing cupboard, and part-boarded loft with ladder and light. The living room boasts vaulted ceilings, large windows with views over The Green, and a Juliette balcony.





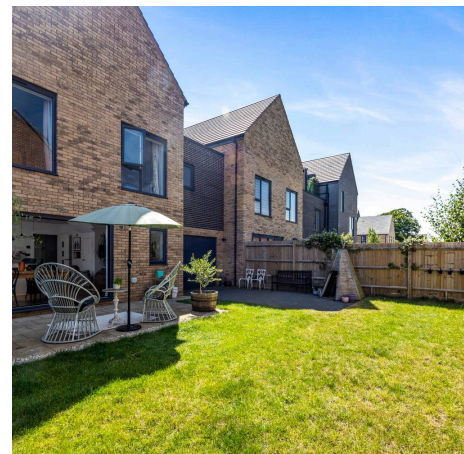
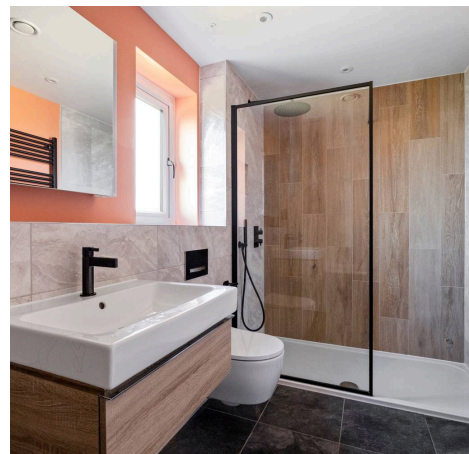
All three bedrooms on this floor are doubles, with the principal bedroom offering a walk-in dressing area, bespoke built in wardrobes and a full en-suite bathroom, fitted with a contemporary white suite, including a bath and separate shower cubicle. Completing the first floor is the family bathroom with a matching finish to the en-suite with black VADO fittings and a recessed mirror cabinet for storage.

Outside, the front of the property has a driveway which has scope to be enlarged to accommodate an additional vehicle. There is access to the integral garage with up and over doors to the front and rear enabling easy access through to the private rear garden. The garden itself is one of the largest of this phase, being mainly laid to lawn with a patio abutting the foot of the property, all enclosed by fencing. Being end of terrace, the sellers advise that permission can be sought for the addition of side access to the garden.

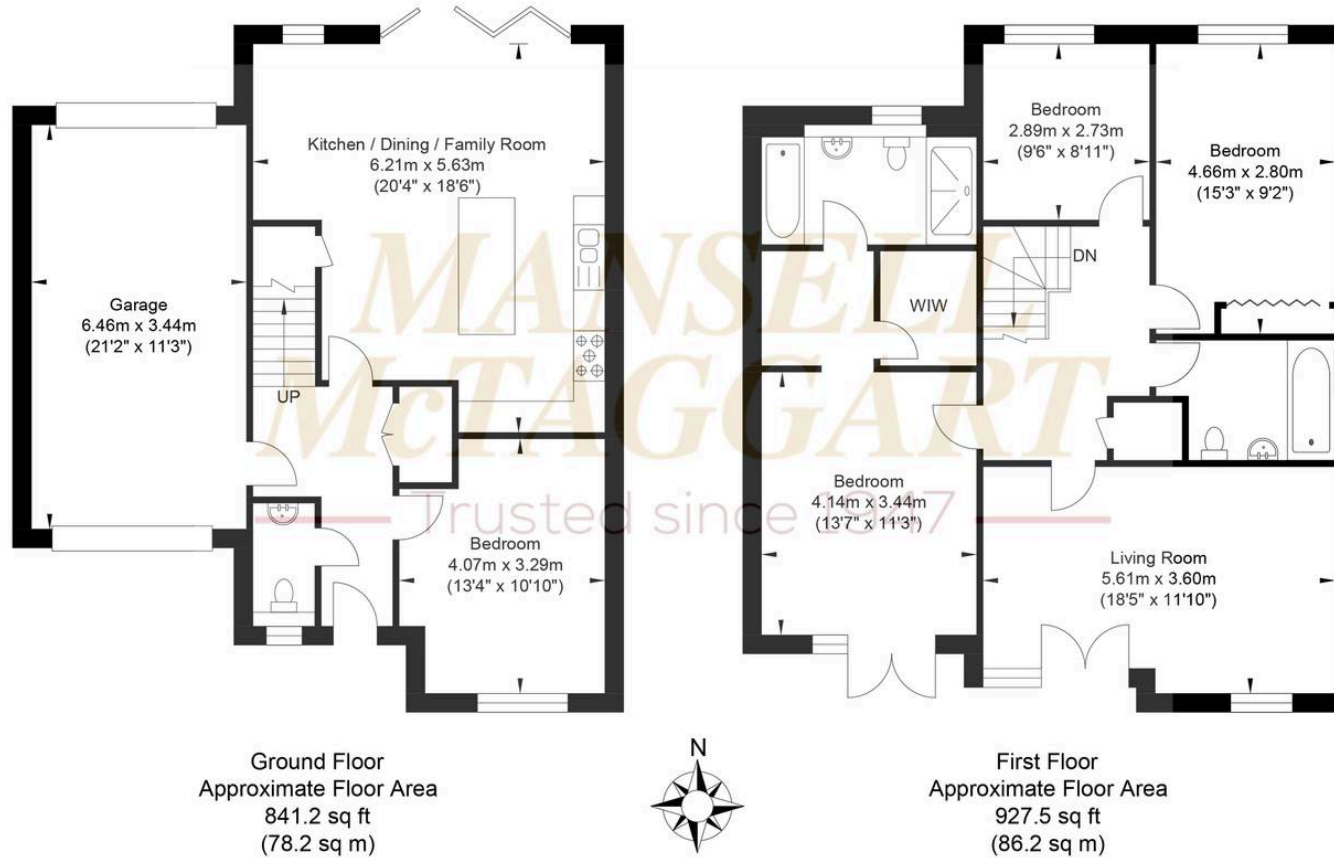
This well-connected home is within easy reach of Horsham and Crawley town centres. Gatwick Airport is an 8-mile drive via the nearby A23/M23 road network. Alternatively, Three Bridges station is approximately 4 miles distance, with services to London, Gatwick and Brighton. In contrast, and adjacent to Woodgate, the beautiful Tilgate Forest with its adjoining park offers easy access to nature.

A viewing is recommended to appreciate the unique setting, the beautifully designed kitchen, stylish bathrooms and high specification interior finishes. These include various additions by the current owner, such as an internet-linked *tado* heating system.

Agent's Note: There is an estate service charge of £486 per annum, covering the cost of maintenance and landscaping.



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Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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