



Songhurst Gardens, Pease Pottage

In Excess of £850,000



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A rare opportunity to purchase a beautifully presented Style 2 *Villa on The Green*, part of the popular Woodgate development in Pease Pottage. Built by Thakeham Homes to a sleek Nordic design and finished to a high specification throughout, this ideal family home offers versatile accommodation over three floors.

From under a covered entrance porch, the front door opens on to a spacious entrance hallway with access to a handy downstairs cloakroom. At the front of the property, bedroom two is a generous double room with floor to ceiling wardrobes and an ensuite shower room with walk in cubicle containing both wall mounted and rain effect showers. To the rear, a sitting room also, suitable to be used as a sixth bedroom gives direct access to the rear garden and would serve equally well as a home office for the ground floor, being fitted with TV/satellite point. The utility room is fitted with an attractive range of wall and base units, with a stainless-steel sink/drainage and space for a washing machine and tumble dryer. The energy efficient central heating boiler is located here, and there is a door into the garage which has electric roller door to the rear (giving direct garden access) as well as up and over door to the front. Zonal under floor heating runs throughout the ground floor. Off the entrance hallway is a handy under stairs cupboard for coat and shoe storage. This also contains underfloor heating manifold and incoming full fibre broadband connections.





Stairs from the entrance hall lead to the first floor landing, with a cupboard housing the hot water cylinder. The principal bedroom is at the front of the house and has both a walk-in wardrobe and full ensuite bathroom with separate shower cubicle. Bedroom three has a Juliette balcony to the front and doubles perfectly as a living room for the first floor, with delightful outlook over The Green. Bedrooms four and five are further double rooms to the rear of the property. The stylish family bathroom is fitted with contemporary white sanitaryware comprising bath, wash hand basin and low level WC, with heated towel rail and built in cabinet with shelving.

Stairs lead to the second floor and a stunning open plan kitchen/living family space. Continuing the light-filled theme, bi-folding doors provide access to the roof terrace, natural light floods in via electronically operated rain sensor skylights, and double doors open onto a balcony to the front with delightful outlook over The Green. The kitchen area is fitted with a range of wall and base units with central island, there is an integrated dishwasher and fridge freezer with separate walk-in pantry providing further space for additional appliances and storage. The spectacular roof terrace has been thoughtfully designed to enjoy the sunshine throughout the day and is perfect for al-fresco family dining or entertaining.



The private landscaped rear garden is low maintenance, having been laid primarily to artificial turf, and offers an alternative outside space to enjoy the tranquillity of this peaceful location. Parking is provided by a driveway to the front of the house, leading to the integral single garage. There are handy parking bays in the approach to Songhurst Gardens, ideal for visitors.

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.

Agent's Note:

There is an estate service charge of £412 per annum, covering the cost of maintenance and landscaping.

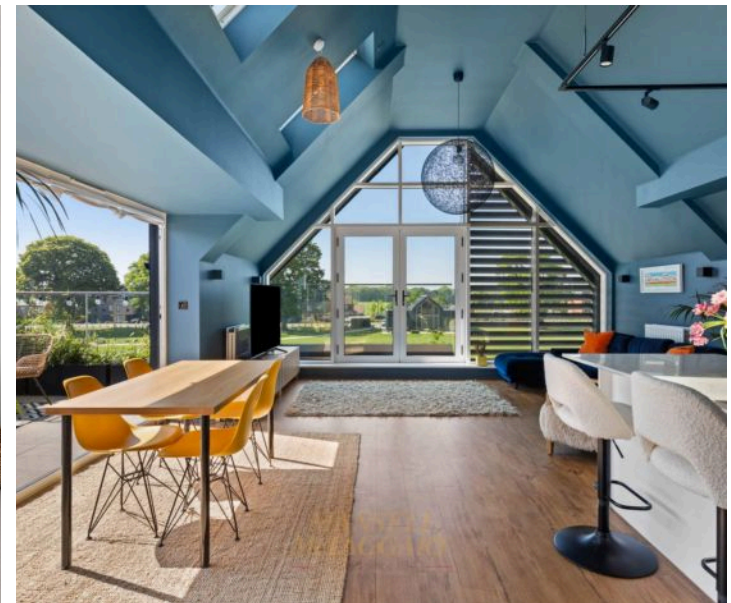




Ideally situated for the facilities of the area and within a few minutes drive from the southern end of the M23, giving excellent access to London, Brighton, Gatwick and the M25. Crawley town centre, with its extensive amenities including the County Mall shopping precinct, recreational facilities and railway station, is about 2.5 miles distant and Cottesmore Golf and Country Club is also close by.



- Beautiful Style Two 'Villa on The Green' in the popular Woodgate development by Thakeham Homes
- Luxurious specification throughout
- Versatile accommodation across three floors, offering up to six bedrooms
- Stunning open plan kitchen/dining/family space opening on to an extensive private roof terrace
- Garage and driveway parking, with EV charging point
- On site amenities including Woodgate Primary School, café, shop and community hub
- Conveniently located within easy reach of Three Bridges station and the A23/M23 road network
- Council Tax Band 'E' and EPC 'B'





Total area: approx. 220.6 sq. metres (2375.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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