



Detached family house with separate home office, off street parking, garaging and garden

Oakwood, 77a Folders Lane, Burgess Hill, West Sussex, RH15 0DY

Guide £780,000 Freehold

savills



Entrance hall • Sitting room • Dining room • Kitchen
• Conservatory • Cloakroom • Four bedrooms (one en suite)
• Family bathroom • Detached timber office/ storage shed
• Double garage with attached double car port • Off street parking
• Garden • About 0.21 of an acre • EPC rating D

Local Information

The property is situated Folders Lane, on the favoured south east side of Burgess Hill, close to Ditchling Common and the South Downs National Park and just over a mile from the station.

Burgess Hill has a good range of local amenities with a variety of shops, restaurants, wine bars, leisure centre and supermarkets including Waitrose.

Comprehensive shopping is found at Brighton or Crawley.

There are many leisure activities available in the area with bridle paths and footpaths across the surrounding countryside including Ditchling Common and the South Downs National Park, and golf across the county. Sussex has a vibrant cultural and arts scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Burgess Hill just over one mile (London Bridge/Victoria from 52 minutes) or Haywards Heath five miles (London Bridge/Victoria from 42 minutes).

Schools: There are a number of state and independent schools and colleges in the local area, including Birchwood Grove CPS, Woodlands Meed (SEND), Burgess Hill Girls and Burgess Hill Academy all within 1.5 miles of the house, and further afield Downlands Community School, Hurst, Cumnor House, Great Walstead, Lewes Old Grammar School, Ardingly College and Brighton College. A number of private schools offer bus services for students which stop in the town.

All distances and journey times are approximate.



About this property

Built in the 1980s and with partially tile hung and brick elevations under a tiled roof, this is a classic detached family house, situated in desirable location within good reach of local amenities.

The accommodation is well proportioned, with a pleasing layout, and is presented in good order. The 21' sitting room has a deep oriel window to the front, an inset gas fire and interior double doors to the entrance hall. The dining room has folding doors to the conservatory, and the adjoining kitchen has a good range of wall-hung and under-counter cupboards, and integrated appliances including an electric oven, an electric hob, a washing machine, a dishwasher and a fridge/freezer. The kitchen has a door giving access to the side of the house. A cloakroom and under stairs storage complete the ground floor.

On the first floor, the principal bedroom has built in wardrobes and an en suite shower room with power shower, basin and WC. There are three further bedrooms, two with built-in wardrobes, and a family bathroom with power shower over the Jacuzzi bath.

The property was built as one of a pair, and shares driveway access from Folders Lane with No.77. This leads to the off street parking, detached double garage and the carport. The garage could offer potential for conversion to an annexe or games room, subject to obtaining the necessary permissions and consents.

The house is set behind a tall beech and holly hedge, with part post and rail fencing to the front. The front garden is laid to lawn, and bordered on one side by a flint wall with flower beds.

A path leads up to the front door, and on to the rear garden, which forms the major portion of the outside space. The rear garden is predominantly laid to lawn, with some mature fruit trees. There is a patio spanning the rear elevation of the house with plenty of space for table and chairs, and a pergola at the far end with wisteria planted, and pebbled area creating a lovely space to sit and enjoy the gardens.

There is a substantial timber outbuilding with power and a telephone line connected, which currently serves as an office and garden storage. The grounds extend to 0.21 of an acre.

Services

Mains gas fired central heating.
All main services.

Outgoings

Mid Sussex District Council,
01444 458166.
Council tax band F.

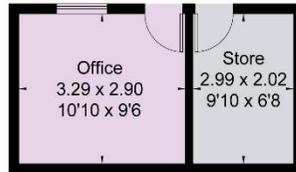
Tenure

Freehold.

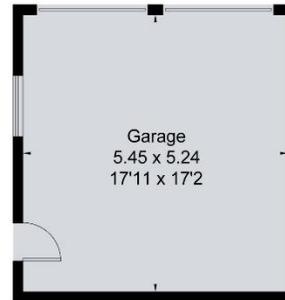




Approximate Area = 144.2 sq m / 1552 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Study / Store = 16.1 sq m / 173 sq ft
 Total = 188.8 sq m / 2032 sq ft
 Including Limited Use Area (4.5 sq m / 48 sq ft)
 For identification only. Not to scale.
 © Fourwalls

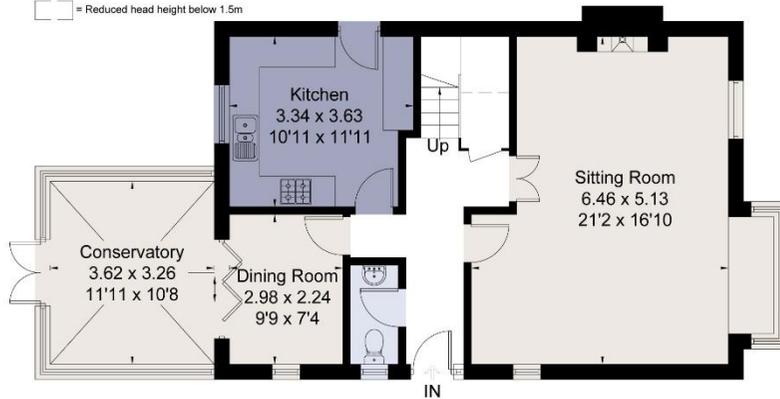


(Not Shown In Actual Location / Orientation)

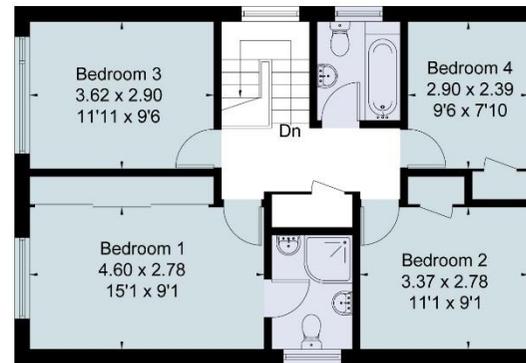


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 282692

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | 59 | 79 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210722TJPS Photographs taken July 2021.

