



Sussex-style 5 bedroom home situated on a corner plot

Woodlea House, Oak Grange, Folders Lane, Burgess Hill, West Sussex, RH15

£849,995 Freehold





Entrance hall • Sitting/dining room • Kitchen/breakfast room
 • Study • Utility room • Cloakroom • Master bedroom with en
 suite bathroom • 4 further bedrooms (1 en suite) • Family
 bathroom • Games room • Detached 332 sq ft double garage
 • Parking • Front garden • Rear garden with terrace • EPC
 rating B

Local Information

Woodlea House is situated in Oak Grange, a private close off Folders Lane, on the edge of Ditchling Common and Burgess Hill. Burgess Hill has a good range of local amenities including a variety of shops, restaurants, wine bars, leisure centre and supermarkets.

Comprehensive shopping is found at Brighton or Crawley. There are many leisure activities available in the area with bridlepaths and footpaths across the surrounding countryside, 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 (1 mile, London Bridge/London Victoria from 52 minutes) or Haywards Heath (4 miles, London Bridge/London Victoria from 42 minutes)

Schools: There are many highly regarded state and independent schools in the area, including Burgess Hill School for Girls, Hurstpierpoint College, Ardingly College and Brighton College.

Communications: The A23/A23 is to the west, linking to the

motorway network, Gatwick and Heathrow airports and the coast.

About this property

Oak Grange is an exclusive development of superbly appointed five bedroom Sussex-style detached houses, situated on Folders Lane on the desirable south side of Burgess Hill, close to Ditchling Common and the South Downs National Park.

Woodlea House is the last remaining property and has been beautifully finished, offering luxury accommodation with an ideal layout for modern family life, being arranged over three floors around a central staircase and with plenty of reception space to complement the five bedrooms.

Classic style is effortlessly combined with clean lines and neutral décor; features of note include light oak solid doors with chrome furniture, a combination of luxury floor finishes including porcelain tiles and carpet, underfloor heating to the ground floor, and individual thermostats in each room. The superb open plan sitting/dining room has a cast iron wood burning stove set on elegant marble plinths, and sliding doors to the rear terrace. The kitchen/breakfast room is fully fitted with Italian white gloss soft close units under stunning reclaimed glass worktops, with an excellent range of integrated



NEFF appliances including a 5 burner ceramic touch control hob, slide and hide oven with separate microwave, fridge/freezer, Caple wine cooler and NEFF washer/dryer in the utility room.

There are fitted cupboards in the principal bedroom as shown on the floorplans; all bath/shower rooms have contemporary white suites with ceramic tiles; there is also the benefit of a second floor games room and eaves storage.

Woodlea House is completed by a fully enclosed, landscaped private rear garden with a sandstone terrace, water tap and external sockets, and a detached double garage with electronic up and over doors.

The floorplan gives an excellent overview of this beautiful home.

Please note all interior photos are of the neighbouring show home, Birch Manor (now sold).

Agent's Notes

1. A reservation fee applies. Please refer to the Agent for more details.
2. The property benefits from a 10 year Premier Guarantee New Homes Warranty.

Services

Mains gas fired central heating & partial under floor heating, mains electricity, water & drainage.

Outgoings

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

The service charge for maintenance of communal areas

is estimated at £150 per household per year.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





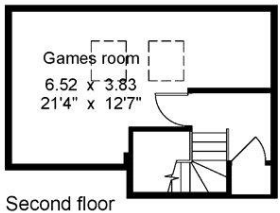
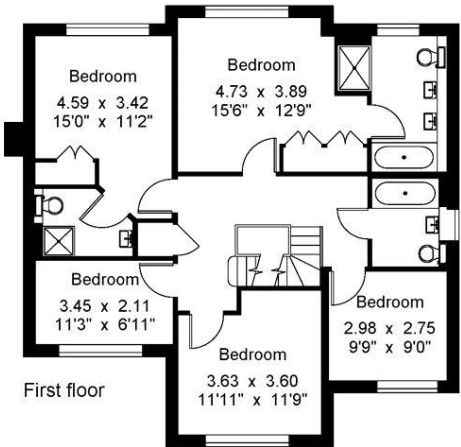
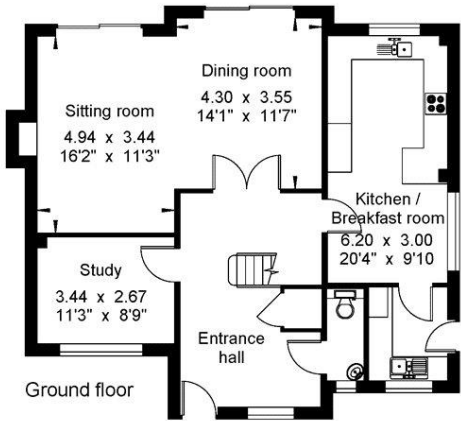
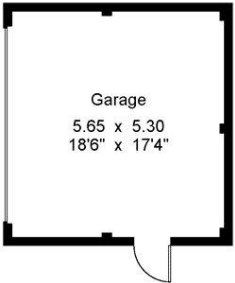
Woodlea House, Oak Grange, Folders Lane, Burgess Hill, West Sussex, RH15
Gross Internal Area 2275 sq ft (211.4 m²)
Garage 332 sq ft, (30.9 m²)


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Woodlea House, Burgess Hill

Gross internal area (approx.)
House - 211.4 sq m (2275 sq ft)
Garage - 30.9 sq m (332 sq ft)
For identification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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