



Dormers, Broadlands, Burgess Hill, West Sussex, RH15 0BG

£1,250,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



## *in brief points*

A substantial 5 bedroom period family home standing at the end of this small quiet private road of only 6 houses in a plot extending to 1.2 acres. The large gardens are a particular feature facing predominately south and west.

**GROUND FLOOR:** Entrance Hall – Cloak/Shower Room – Dining Room – Conservatory – Drawing Room – Kitchen/Family room – Utility/Boot Room.

**FIRST FLOOR:** Master Bedroom & Ensuite Bath/Shower Room – 4 Further Bedrooms – Family Bathroom.

**OUTSIDE:** Long Driveway & Hardstanding – Detached Double Garage – Office & Store Room – Large South & West Facing Rear Gardens with Swimming Pool – Total Plot 1.2 Acres.





## *in more detail.....*

'Dormers' we believe was built in the 1920's and the current owners have extended and carried out an extensive refurbishment programme approximately 8 years ago. The property was professionally redecorated this year. Although situated in a secluded position on the outskirts of Burgess Hill the town centre and mainline railway station are within 12 minutes walking distance. Birchwood Grove Primary School and Burgess Hill School for Girls are both also within easy walking distance.

The accommodation includes an entrance hall opening onto an impressive open plan dining room with stairs to the first floor and access directly into a double glazed conservatory. The inner hallway has a cloaks cupboard and a refitted shower room/wc leading from it. The dual aspect drawing room has been extended to create a generous living space with 2 sets of doors opening out to the rear garden and a feature roof lantern to part of the room. There is also an open fireplace.

The kitchen/family room has also been extended and refitted with an excellent range of cream cupboards complimented by a central island and granite worksurfaces. There is a large 8 burner range cooker and an integrated dishwasher. There is part tiling and wood block flooring with double doors opening to the west facing courtyard style garden. The boot/utility room also has a stable door to the garden, a sink unit with cupboards and plumbing for domestic appliances.

On the first floor the dual aspect master bedroom has lovely views over the gardens and a large ensuite bathroom fitted with a separate shower cubicle. There are 4 further bedrooms all with views over the gardens and all with built-in wardrobes. There is a separate fully tiled family bathroom fitted with a white suite.

**Services:** Gas fired central heating (the condensing boiler is located in the kitchen), uPVC framed double glazed windows – mains water, electricity and drainage.

**Local Authority:** Mid Sussex District Council – 01444 -458166      **EPC Rating: D**

**N.B** It should be noted the property is detached with the exception of a small area to the northern flank which abuts a neighbours garden brick outhouse.



# location...

## LOCATION

Haywards Heath – 5.4 miles

Brighton – 9.9 miles

Lewes – 10.6 miles

Gatwick Airport – 20.9 miles via

A23/M23 (28 minutes)

## SCHOOLS:

Birchwood Grove Primary School (1 mile)

The Burgess Hill Academy (1.1 miles)

St Pauls Catholic College (2.5 miles)

## PUBLIC SCHOOLS:

Burgess Hill School for Girls (0.6 mile)

Hurstpierpoint College (2.0 miles)

Great Walstead School (6.6 miles)

Ardingly College (7.6 miles)

## STATIONS:

Burgess Hill Mainline

Railway Station (London

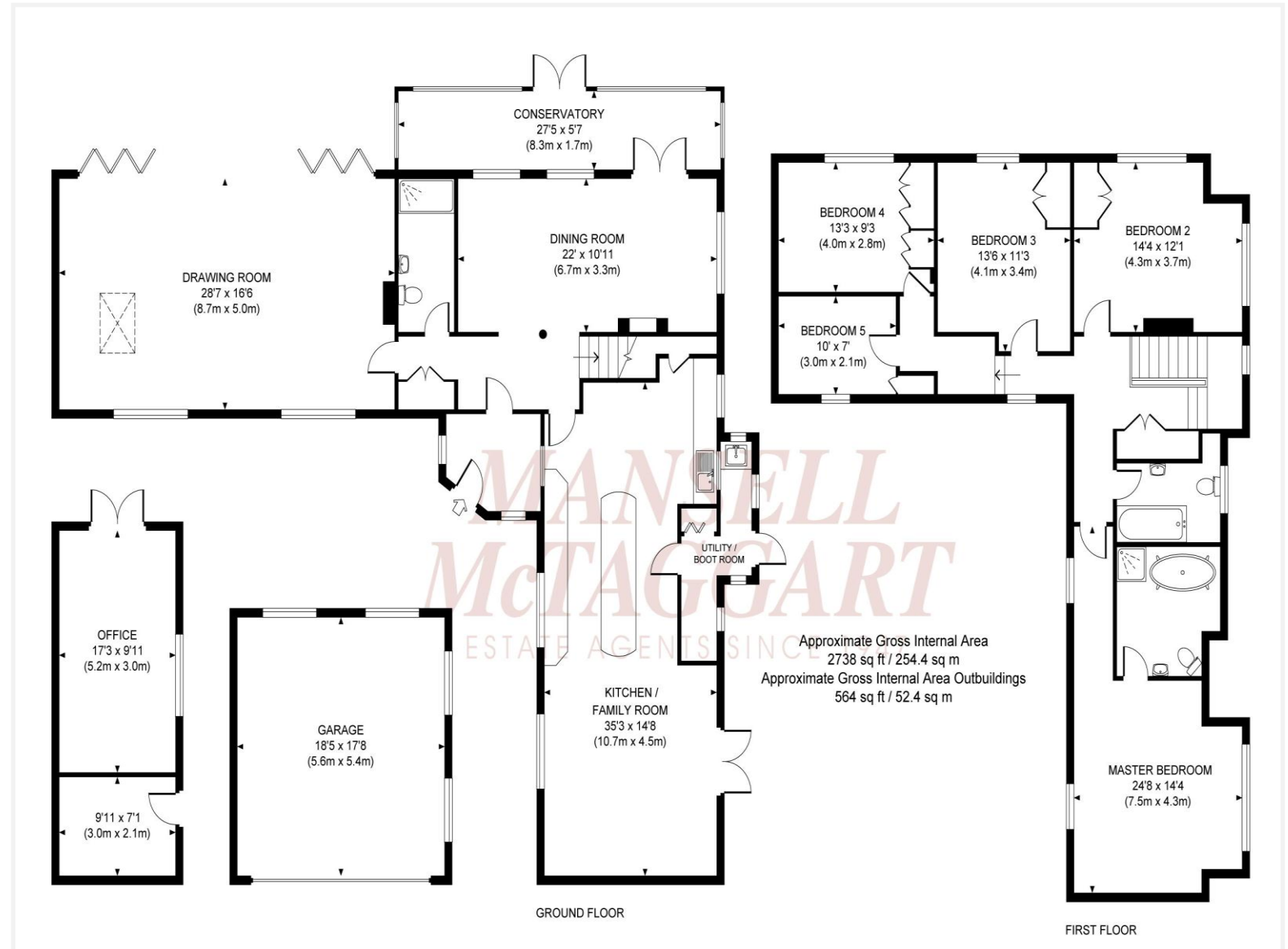
Victoria/London Bridge 55 mins and

Brighton 20 mins) 0.7 mile. Haywards

Heath Mainline Railway Station London

Victoria/London Bridge approximately

47 mins) 4.9 miles.





## *outside...*

Outside a long block paved driveway opens onto a generous hardstanding with parking for numerous vehicles. The detached pitched roof garage has 2 separate electric doors. There is also a separate rendered and pitched roof **office** with a storage room behind (the storage room could be converted/amalgamated to create separate ancillary accommodation if required).

The rear gardens are a particular feature, beautifully arranged, facing predominately south and west. The majority of the garden is south facing and laid to lawn, measuring approximately 200' x 100'. There are an abundance of shaped and colourful borders shielded by mature hedging including an established Beech hedge on the eastern boundary. There are also an assortment of trees including Beech, Oak and Willow. The 30' x 15' swimming pool is enclosed by a small picket fence with patio, summer house and apple trees. There is a raised brick paved patio with 3 pergolas all with climbing roses, an ideal venue for alfresco dining. The remainder of the garden is situated to the west of the property and measures 140' x 110' maximum. Part of the area is laid to lawn and used as a children's play area. The remainder is a sheltered courtyard setting laid to brick paving, crazy paved patio and pebblestones all surrounded by colourful plant and shrub borders. Timber shed.

Broadlands is the premier location in Burgess Hill forming part of a conservation area, lying immediately off Keymer Road, within a short walk of the mainline railway station offering an excellent service to central London. The town centre with its covered shopping precinct and indoor market is close at hand as is the highly regarded Burgess Hill School for Girls and Birchwood Grove Primary School. Gatwick Airport is 20 miles to the north, the cosmopolitan city of Brighton is 11 miles to the south, there are golf courses at Burgess Hill, Ditchling and Haywards Heath, horse racing at Plumpton, water sports at Ardingly Reservoir, whilst the South Downs National Park is within a short drive offering a natural venue for countryside walks.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

*more details from Mansell McTaggart...*

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