

FREEHOLD



House - Detached (EPC Rating:)

**12 MERRIFIELD LANE, BURGESS HILL,
RH15 0FS**

£725,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Burgess Hill

Brilliantly located close to the South Downs in a family friendly area with great schools and commuter transport links, this exceptional three-bedroom family home offers families the chance to live in peace, comfort and luxury. It has beautifully appointed, well-proportioned rooms which include two vast reception rooms leading out to a leafy garden and patio surrounded by ancient woodlands. Newly built, this home comes with building guarantees and all Brookworth houses are built traditionally and exceptionally engineered, exceeding modern standards.

Built as one of 10 luxury detached homes in The Vale, these properties were designed with a luxury lifestyle in mind. Only the finest fixtures, fittings, materials and technologies have been used in their creation, ensuring the fine finish lasts for many years to come.

Externally, these homes have been built to sit sympathetically with their countryside surroundings. Hung tiles on red brick facades, tiled porches and garage roofs feature alongside timber framed, double-glazed casement windows, feeling every inch the country abode.

Stepping inside, the interior design has also been carefully considered, following current trends to create a stylish yet homely space for both family time and sophisticated entertaining. Limed oak herringbone flooring flows through the ground floor dining room and into the German design kitchen, fitted with Shaker cabinetry at both base and eye levels below composite stone worktops. Pendant lighting illuminates the induction hob for easy food preparation while LED spots can be remotely managed by the wireless Lutron lighting system. Siemens integrated appliances include a washer dryer, fridge freezer, dishwasher, ovens and hob, while a Quooker hot water tap ensures a speedy cuppa without cluttering the worktops with a kettle.

Spanning the rear of the house, the living room offers plenty of space for the family to come together in the evening on comfortable furnishings. Bi-fold doors open to link the home with the garden, where the neutral calico tones of the carpet blend seamlessly over the threshold to an Indian sandstone patio for alfresco dining. There is a lovely lawn for children to play and beyond this, Sussex woodland is waiting to

be explored, abundant with wildlife and birdsong in the trees.

Returning inside, up-lit stairs rise to the first floor where there are three bedrooms and a family bathroom. All rooms come with fitted wardrobes to maximise the floor space, and all have easy access to the luxury bathroom across the landing. Slate-grey porcelain tiles line the walls, and a powerful rainfall shower is separate from the deep bathtub so you can relax after a long day or feel refreshed in the morning when time is of the essence.

Vendor's Comments:

"We are hugely proud of the development and feel we have created the exceptional family homes for the ideal modern family. They offer the best of both worlds with the countryside on their doorstep alongside excellent commuter links and a welcoming, safe, family friendly community. No corners were cut in the interior design and fittings, so we can rest assured these homes will stand the test of time."

Education:

Primary: Manor Field Primary

Secondary: Downlands Community College, Burgess Hill Academy

Private: Hurstpierpoint College, Brighton College, Lancing College

Good to Know:

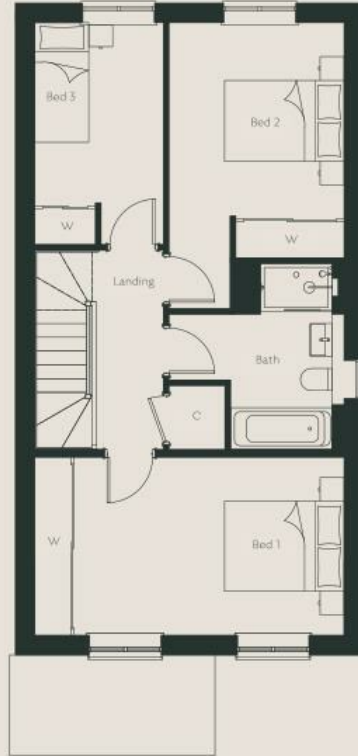
Residing on the outskirts of Burgess Hill, you can experience life in the countryside, while also having easy access to both Brighton and London by car and train. Wivlesfield Station is a ten-minute walk from here for the London commute, along with the A23, which is a few minutes by car, so it is incredibly



well-connected. Some of the best primary and secondary schools in the county sit within catchment and there is a real sense of community here with a village feel. With so much potential, space and charm, this house will appeal to families, developers and professionals alike.



3 BEDROOM HOUSES



Ground Floor

DINING / KITCHEN
6800 mm x 4269 mm
224' x 141"

LIVING ROOM
5174 mm x 4817 mm
170' x 1510"

First Floor

BEDROOM 1
4524 mm x 2982 mm
1411' x 910"

BEDROOM 2
4782 mm x 2929 mm
159' x 98"

BEDROOM 3
3712 mm x 2150 mm
123' x 71"

Council Tax Band

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.