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Gatehouse Farm, Gatehouse Lane, Goddards Green BN6 9LE

£1,000,000 Freehold



Gatehouse Farm

A newly decorated and carpeted 4 bedroom and 3 bath/shower room detached period property extending to over 2,200 sq.ft, standing in a large semi rural plot. The property benefits from a detached building ideal for a relative annexe or home office. There is no ongoing chain.

The property is situated within this semi rural lane yet still close to all local amenities. Situated on the outskirts of Burgess Hill and Hurstpierpoint. The family friendly Sportsman Pub is within a moments walk at the end of the lane, whilst there are direct walks and bicycle routes to Burgess Hill town centre, St Pauls Catholic College and the Triangle Leisure Centre. Burgess Hill town centre and mainline station are 3 miles away by car and 2 miles by foot.

N.B: Please note that our vendors Denton Homes have planning permission to build 5 detached homes to the eastern and northern side of the house, all overlooking the communal pond.



- Reception Hall
- Living Room
- Conservatory/Family Room
- Dining Room
- Kitchen/Breakfast Room & Utility Room
- Shower Room/WC
- Master Bedroom & Ensuite
- 3 Further Bedrooms & Family Bathroom
- Private Driveway & Large Garden
- Detached Annexe/Home Office
- Vacant Possession & Council Tax Band G

Gatehouse Farm

The accommodation includes an enclosed entrance porch opening to an impressive reception hall with a staircase rising to the first floor. Both main reception rooms flank the hall. The triple aspect living room has an open fireplace with inset log burner opening to a large conservatory/family room with double doors opening to the garden. The dining room is dual aspect with parquet flooring.

From the inner hallway there is access to the kitchen/breakfast room with a door leading to the garden. Fitted with pine cupboards complemented by a butlers sink with granite worksurfaces. Oil fired Rayburn 4 door oven. Utility room fitted with matching pine cupboards and a sink unit. Downstairs shower room/wc.

From the part galleried landing there is an airing cupboard with 2 loft hatches. The master bedroom is dual aspect with built in wardrobes and a generous refitted shower room. The guest bedroom is also a good size with built in wardrobes and cupboards. There are 2 further bedrooms, one of which is used as a walk in wardrobe. The family bathroom has also been refitted with a spa bath and a separate shower cubicle.

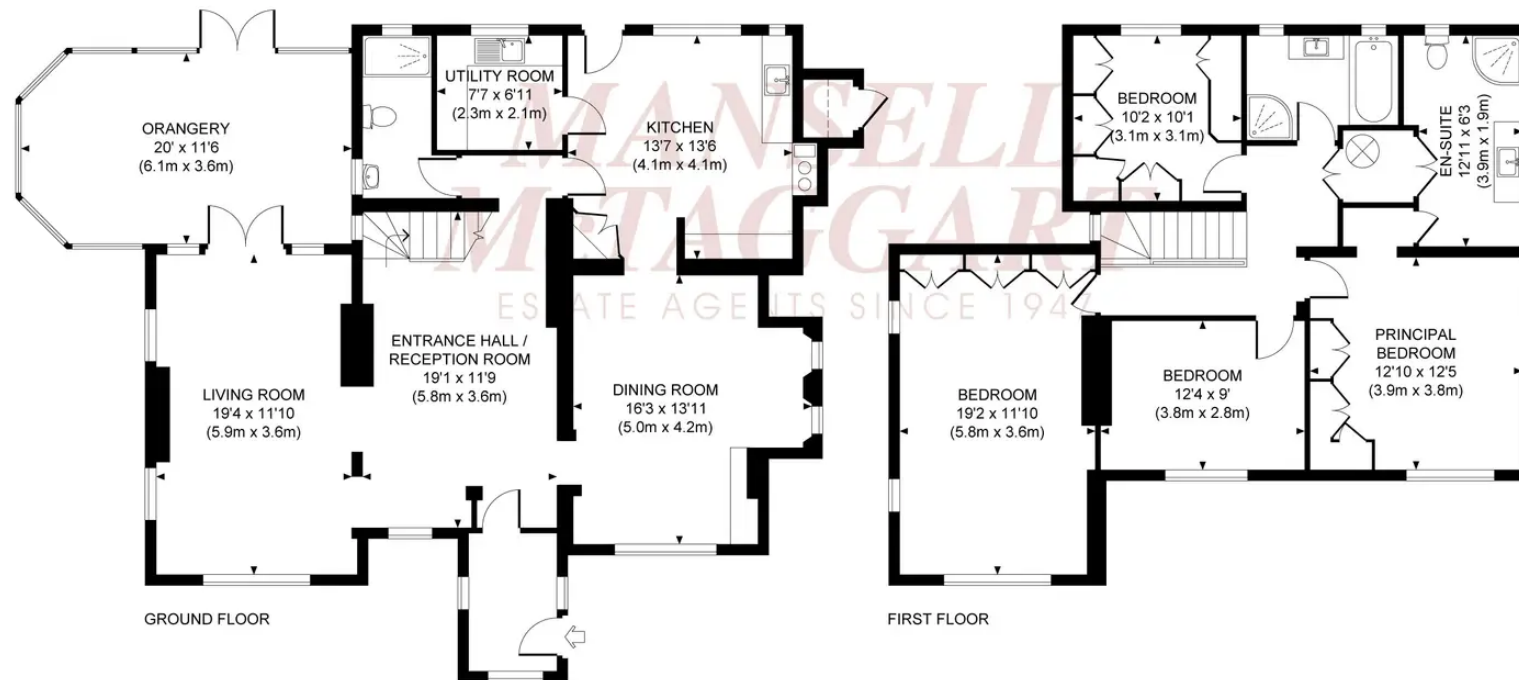
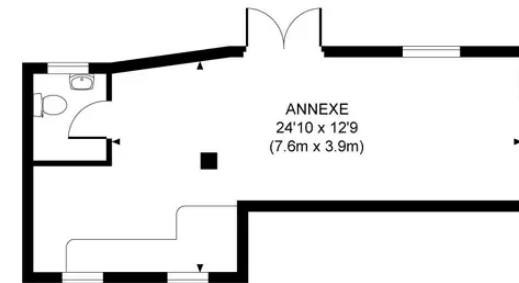
Outside a block paved driveway provides parking for numerous vehicles, flanked by a Yorkstone patio and an expanse of lawn shielded by mature hedging. There is access either side of the house to the north facing 131' x 85' rear garden. A concrete and crazy paved patio abuts the house with steps rising to an expanse of lawn flanked by a raised brick shrub border. Circular laurel hedge, gate to a communal pond. Side courtyard with taps and oil tank.

DETACHED BRICK HOME OFFICE/ANNEXE: double glazed windows, separate wc with sink, oil fired boiler.

Services include oil fired central heating, private cesspit drainage [new cesspit 2023] and some double glazed windows.



Approximate Gross Internal Area
2261 sq ft / 210.0 sq m
Approximate Gross Internal Area Outbuildings
302 sq ft / 28.1 sq m
Total Gross Internal Area 2563 sq ft / 238.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Burgess Hill

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