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Oak Lodge, 1 Franklands Gardens, Burgess Hill RH15 0UJ

£895,000 Freehold



1 Franklands Gardens

A well presented 4 bedroom detached chalet house being one of 3 built off a private driveway which leads off a further gated driveway that only serves a few properties. The property benefits from a wonderful master suite, 3 shower rooms, wrap around gardens and 3 large garages. There is EXCELLENT SCOPE FOR ENLARGEMENT and modernisation if required.

The property was built in 1991 having not been marketed since 2007 AND IS NOW PRESENTED WITH VACANT POSSESSION. Situated in an enviable position in a corner position off this private driveway on the favoured south eastern side of town. Via a gate there is easy access to the surrounding countryside yet there is also a pathway that brings the mainline station/town within a 10 minute walk. The highly regarded Birchwood Grove Primary School and Burgess Hill Girls School are also a short walk away.

The accommodation includes a reception hall with stairs to the first floor and a cloak/shower room leading off it. The L-shaped lounge/dining room is dual aspect with double doors to the garden and a fireplace with inset gas fire.



- Reception Hall & Cloak/Shower Room
- Lounge/Dining Room
- Kitchen & Utility Room
- Conservatory
- 3 Double Ground Floor Bedrooms & Family Shower Room
- First Floor Master Suite with Dressing Room & Ensuite
- Private Driveway, Double Garage & 1 Workshop/Garage
- Wrap Around Gardens
- Vacant Possession
- Council Tax Band H & EPC Rating TBC

1 Franklands Gardens

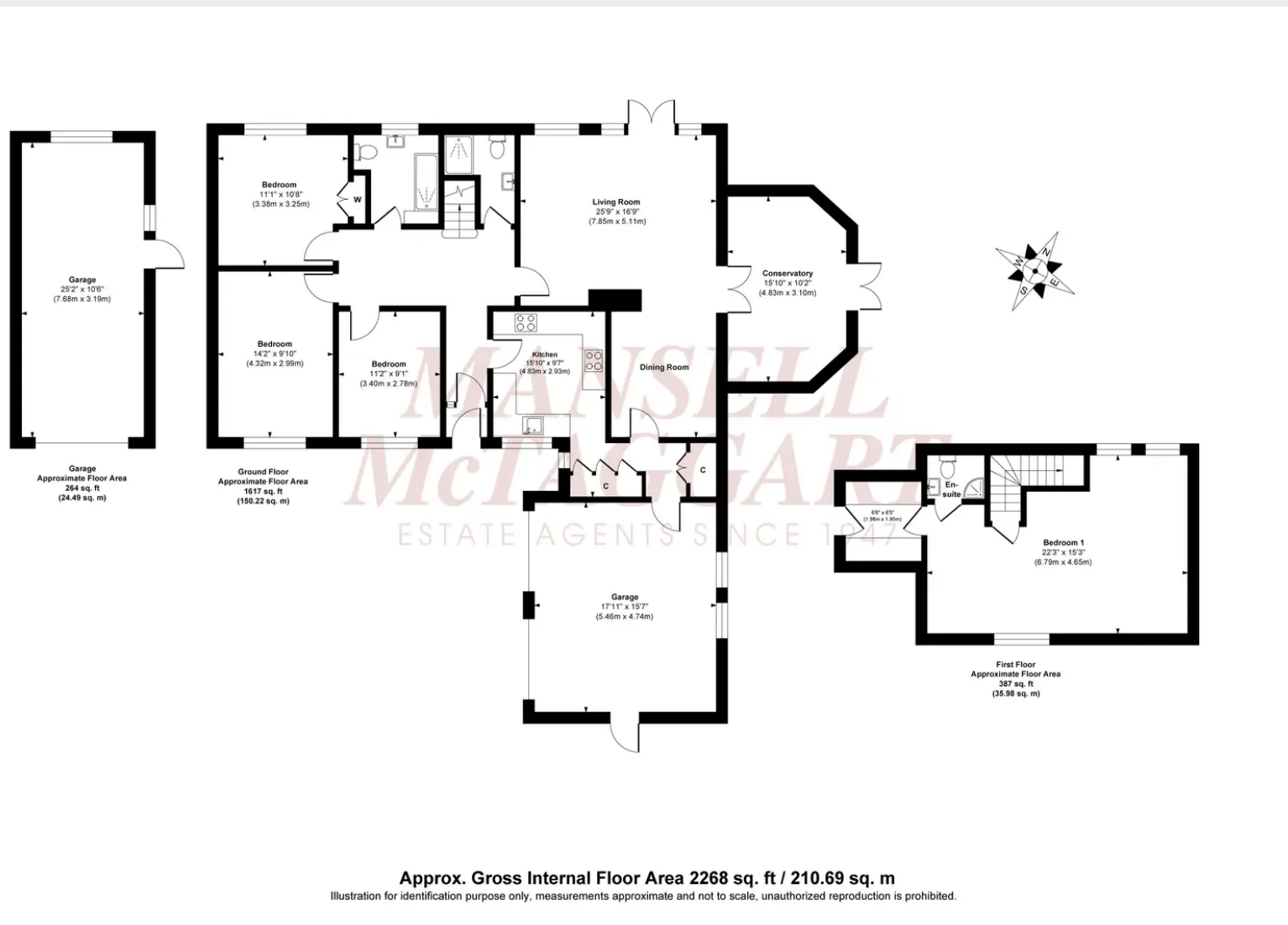
The double glazed conservatory opens to the gardens with a tiled floor and electric underfloor heating & an electric heater. There are 3 double ground floor bedrooms, any one of which can be used as reception rooms and 2 family shower rooms (one of the shower rooms could easily be made into an ensuite for bedroom 2 if required). The kitchen faces the front, well fitted to include integrated cooking appliances, a dishwasher and a fridge. There is also a separate utility room. Door to the double garage.

The first floor landing leads to a magnificent master suite with a particularly large dual aspect bedroom with built in furniture and an ensuite shower room. There is also a dressing room with a door to the boarded loft (there is excellent scope to create further accommodation from this space).

Outside a block paved driveway provides parking for numerous cars. The integral double garage has been converted to a professional workshop, fully insulated with the doors sealed. There are 2 windows and a door to the garage, CAN EASILY BE CONVERTED BACK TO A GARAGE OR FURTHER ACCOMMODATION. There is a separate double length garage partially converted to a storage/work-room with a door to the garden. Side gates either side of the property open to the gardens which wrap around the house on all sides. A generous expanse of lawn abuts the conservatory on the north eastern flank surrounded by mature borders. On the north western flank a full width patio leads to lawn and a pond interspersed by pathways, shrubs & plants. To the south western flank there is a hidden garden with greenhouse. Pathway to the rear gate. The garden offers an excellent degree of seclusion backing onto woodland with the railway line beyond.

Services: gas fired central heating (Worcester boiler is located in the utility room), private drainage (the system is in the garden of number one, along with the electricity box and serves the other 2 houses (costs equally shared).





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