



51 Gatesmead, Haywards Heath, West Sussex RH16 1SN

GUIDE PRICE ... £800,000 ... FREEHOLD



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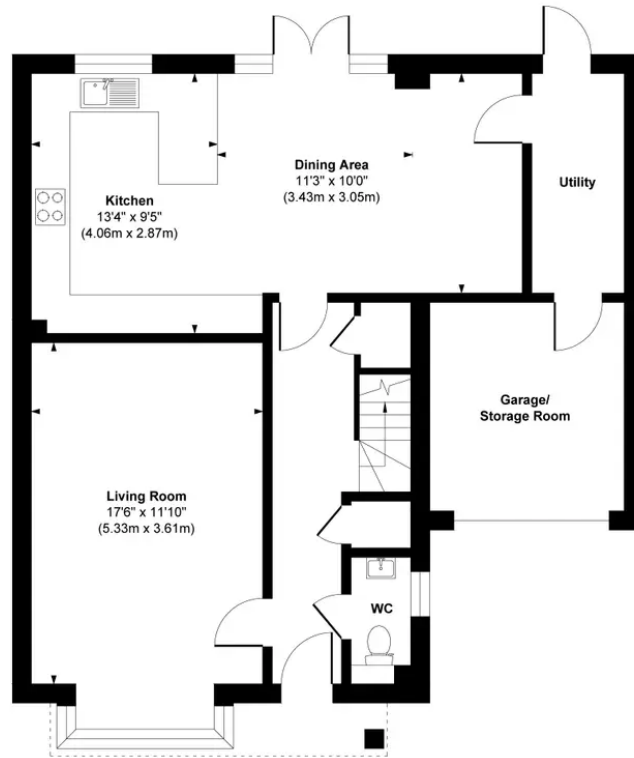
A 4 double bedroom detached house on the Haywards Heath/Lindfield borders built in 2019 on the prestigious Birchen Oak development with a 55' x 45' south facing rear garden backing onto a copse and the protected wildflower meadow located very close to countryside, the golf course and just a 15 minute walk to the railway station via a footpath & Wickham Way.

- Beautiful 4 bedroom detached home on south facing plot
- Prestigious location close to countryside and the golf club
- 0.9 mile walk to railway station (1.3 mile drive)
- Built in 2019 by Crest Nicholson to their 'Mortimer' design with several upgrades
- Fabulous master bedroom suite with dressing area
- Kitchen/living area with Quartz worktops, appliances & doors to gardens
- Utility room & store/gym (Converted garage)
- 55' x 45' landscaped rear garden with porcelain terrace backing onto wooded copse
- Walking distance of Lindfield schools
- Remainder of 10 year build guarantee
- EPC rating: B - Council Tax Band: F

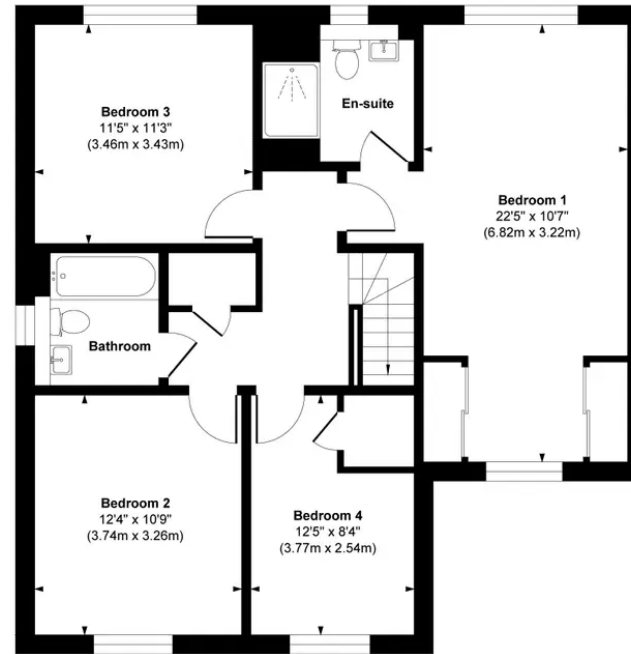


The Birchen Oak Development is located off Gatesmead which in turn is located off Birchen Lane and Portsmouth Lane and is rather unique being almost semi-rural on the northern side of Haywards Heath within walking distance of the railway station and Lindfield's picturesque Village High Street. Part of this privately managed complex includes a large wildflower meadow which is located behind the house on the south side of the development. A footpath runs from Old Wickham Lane in a northerly direction passing over the golf course, providing some quite stunning endless country walks and leads directly up to Ardingly Reservoir and beyond. The town centre is about 1.5 miles distance whilst Lindfield's Village High Street is about 1.2 miles to the east where there is a traditional range of shops, boutiques, pubs, restaurants, the duck pond and the large common which hosts several events throughout the year. From this side of town children fall into the catchment area for the primary and secondary schools in Lindfield whilst the local area is well served by numerous excellent Independent schools which provide a school bus service with pick up points close by. The town centre has an extensive range of shops, leisure centre, 6th form college and the railway station which provides a reliable and regular service to London Bridge/Victoria (Southern and Thameslink services) 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. The B2112, A272 and A/M23 provide fast links by a car to the surrounding areas & M25





Ground Floor
Approximate Floor Area
623 sq. ft
(57.88 sq. m)



First Floor
Approximate Floor Area
857 sq. ft
(79.62 sq. m)

Approx. Gross Internal Floor Area 1480 sq. ft / 137.50 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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