



## Saillard Gardens, Pease Pottage

Guide Price £680,000 – £700,000

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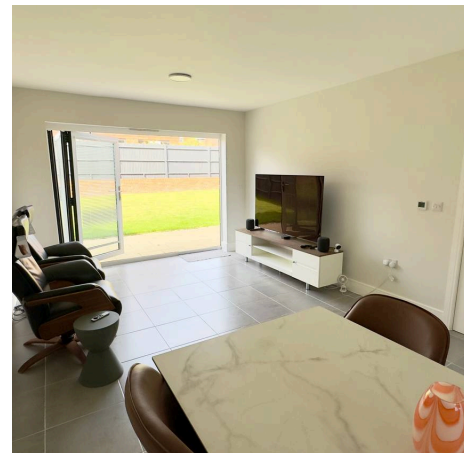


- Council Tax Band 'F' and EPC 'B'

A stunning, imposing three bedroom detached family home with unrivalled countryside views to front, situated on the ever-popular Woodgate Development of Pease Pottage, built by reputable builder Thakeham Homes in 2021.

The house is primely positioned within the development on the corner of a small close with the calming countryside on your doorstep. Further benefits include a larger than average garage, downstairs cloakroom, utility room, en-suite shower room and walk in wardrobe.

Upon entry to the house, you are greeted by an entrance hallway with the staircase ahead of you with understairs storage cupboard beneath and access to the downstairs cloakroom comprising a low level WC, wash hand basin and opaque window to front. On your left is the living room, which is of dual aspect with a large window to front overlooking the countryside and bi-fold doors opening out to the rear garden, finished with tiled flooring underfoot and a useful storage cupboard. To the right of the house is a stunning open plan kitchen/dining/family area, being of triple aspect with a bay window to front, bi-fold doors to the rear garden and windows to side. The kitchen is fitted to a modern and contemporary design with a range of soft close units and built in appliances including; AEG double oven with separate induction hob and pull out extractor hood, Electrolux dishwasher, Electrolux fridge/freezer and AEG microwave. In addition, there is ample space for a family sofa as well as a dining table and chairs, finished with tiled flooring underfoot and a fireplace creating a focal point.





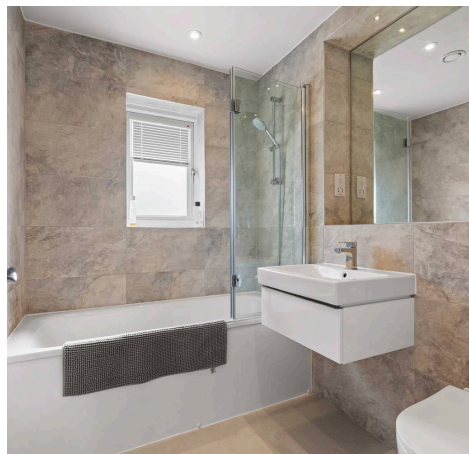
Completing the downstairs is a utility room, positioned to the rear of the house with space and plumbing for a washing machine and tumble dryer, sink unit, further worktop space and door leading to the rear garden.

Heading upstairs, the first floor landing offers access to all three bedrooms, family bathroom, loft and airing cupboard housing the hot water cylinder. All three bedrooms are double rooms with bedroom one benefitting from a walk-in wardrobe/dressing room and bedroom two equipped with a fitted double wardrobe. The principal bedroom also comes with an en-suite shower room comprising a walk-in double length shower cubicle with rain-head style shower unit over, low level WC, wash hand basin, chrome ladder style heated towel warmer and opaque window. Finally, the family bathroom is fitted in a white suite comprising of a panel enclosed bath with wall mounted shower unit and bi-folding glass shower screen, wall mounted wash hand basin, low level WC, chrome ladder style towel warmer and opaque window.

Outside, there is a small front garden with planted borders and footpath leading to the front door and canopy. There is a double width driveway leading to a larger than average garage with up and over door, power, light and a pitched roof providing further storage, if required. Gated side access leads to the rear garden, which is mainly laid to lawn with a patio area abutting the foot of the house, all enclosed by fencing and walled boundaries and access to the garage.

#### Agents Note

There is an annual service charge of £432.





Main area: Approx. 125.5 sq. metres (1351.4 sq. feet)  
Plus garages, approx. 25.7 sq. metres (276.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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