

9 Wintons Close
Burgess Hill

Exclusive development 9 Wintons Close

A fine detached property built around 2010 located in a small select close off Folders Lane. Formerly the show house this beautifully appointed home is presented to the market to a very high specification throughout. Individual highlights of the accommodation include a stunning kitchen/dining room, a separate sitting room with bay window opening onto the sunny south facing rear garden and four double bedrooms, two of which benefit from en-suite facilities.

Outside the property is approached by double gates that open onto a large driveway affording off road parking for several vehicles that leads to the detached oak framed double garage. To the rear is a private enclosed south facing garden. Wintons Close off Folders Lane is very conveniently located to the town centre, well regarded private and state schools and is a comfortable walk to the main line station.

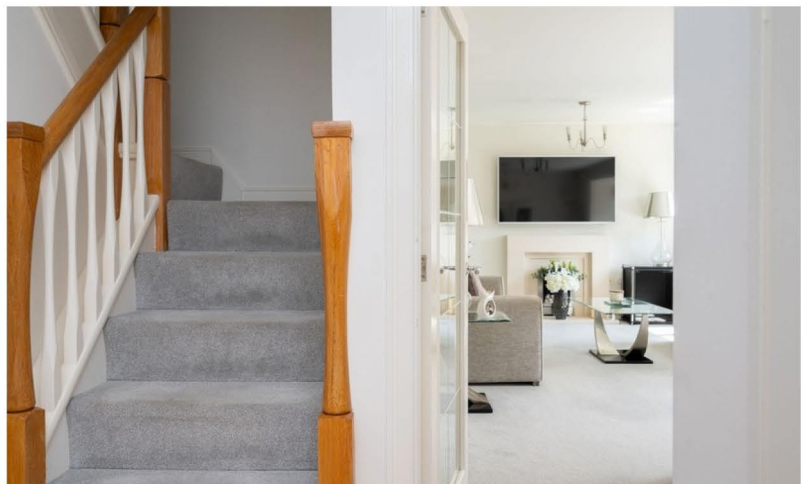


Enter and Relax

The impressive reception hall has Karndean flooring, a staircase rising to the first floor, cloakroom with modern suite, a deep wardrobe/storage cupboard and doors opening onto both reception rooms and the kitchen/dining room. The sitting room features a centre piece fireplace as well as a bay window with French doors opening onto the south facing rear garden.

The dual aspect study/bedroom five has Karndean flooring and completes the ground floor accommodation.







Cook and entertain

The stunning kitchen/dining room is fitted with a contemporary white units having ample granite worksurfaces and quality fitted appliances including a Qettle tap. The kitchen is complemented by a concealed utility room. There is a well proportioned dining room area with space for a table and chairs. There are doors onto the rear and side as well as Porcelanosa tiled flooring throughout.



Bed & Bath

The first floor landing has an outstanding chandelier above the stairs and doors opening onto the four double bedrooms and family bathroom.

Both bedrooms one and two both have modern en-suites as well as fitted wardrobes. Bedrooms three and four are also big enough to accommodate a double bed and benefit from fitted wardrobes with bedroom four currently being used as a dressing room. The first floor also houses the modern bathroom with free-standing shower.





Garden and Parking

The front of the property is approached by double gates and beyond this is a large area of paved driveway affording off road parking for several cars.

This leads to the detached double oak framed garage with light, power and ample storage to the boarded roof space. Beyond this there are areas of lawn relieved and screened by mature trees and shrubs boarded by rail and post fencing. Gated access to one side leads to the sunny south facing rear garden with lawn and patio areas boarded by fencing and brick garden walls with mature trees.



OUT & ABOUT

Wintons Close off Folders Lane is very conveniently located to the town centre, well regarded private and state schools and is a comfortable (10 min) walk to the main line station. The town centre has a wide variety of facilities including a Waitrose supermarket. The Triangle Leisure Centre and the A23 link road are within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.



Ditchling Common | In this location you have over 65 hectares of open countryside, heathland and common land right on your door step with plenty of walks and bridleways, fully open to the public and perfect for dog walking & horse riding. The site itself is one of the largest areas of open lowland heath left in West Sussex and northern half of the Common was bought by East Sussex County Council in 1974 and the area was designated a Country Park.



The Finer Details

Tenure: Freehold

Title Number: **WSX338910**

Local Authority: Mid Sussex District Council

Council Tax Band: **G**

Services: Gas fired central heating, mains drainage system and mains water & electricity

Available Broadband Speed: Superfast (up to 1,000 mbps download)

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.

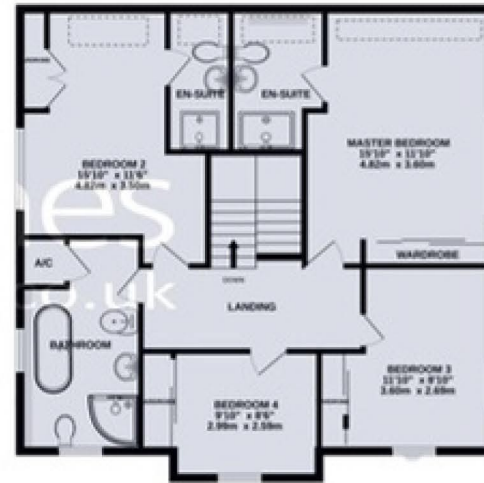
GARAGE
362 sq ft (33.4 sq.m.) approx.



GROUND FLOOR
1080 sq ft (100.4 sq.m.) approx.



1ST FLOOR
594 sq ft (55.1 sq.m.) approx.



TOTAL AREA EXCLUDING GARAGE 2,075 SQ.FT.

TOTAL FLOOR AREA : 2377 sq.ft. (220.8 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





9 Wintons Close
Folders Lane,
Burgess Hill,
RH15 0FX



[///skill.whiplash.signified](https://skill.whiplash.signified)

For a private viewing contact
selling agent:



01444 250999 | bh@psphomes.co.uk |  @psphomes