

5 The Squires
Burgess Hill

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Backing onto open fields, this impressive detached house is located within a small, exclusive gated development situated on the fringes of Burgess Hill.

Built around 2019 this fine property provides accommodation that is light, spacious being finished to a particularly high specification throughout. A commanding feature outside is the stunning landscaped rear garden designed with a generous mix of stone and timber terrace flanked by a tiled swimming pool and a contemporary garden house with open countryside views beyond. To the front is a driveway affording off road parking that leads to an integral double garage.



The Ground Floor

The accommodation is arranged over two floors and enjoys well appointed, generous proportions coupled with many contemporary design features throughout. On the ground floor there is a reception hall with adjoining cloakroom leading through to the I-shaped open plan living room. This provides a dual aspect sitting area with bay window to the front and bi-fold doors onto the rear, a dining area with space for a large table and chairs and a fully fitted kitchen with adjoining utility room.







The First Floor

Upon arriving on the landing you are greeted with a built in storage cupboard and hatch to the roof space. There are four double bedrooms. The main bedroom has an aspect to the front, provides fitted wardrobes and a modern en suite shower room. The second bedroom, with fitted wardrobes, also enjoys an aspect to the front. Both Bedroom three and four have glorious views over open countryside to the rear with bedroom three again provided with fitted wardrobes. Bedroom four is presently used as an office and has a bespoke range of wardrobes, cupboards and shelves. All bedrooms are served by a fine, modern family bathroom.



Entry and Parking

To the front of the property is a block paved driveway affording off road parking for three vehicles that leads to the integral double garage, with light and power, automated up and over door and integral door into the reception hall.





Social Living

The rear garden is a particular feature of this fine property. The gardens have been landscaped to exacting standards and incorporates areas of sandstone and hardwood terrace ideal for alfresco dining and entertaining. Beyond this is a tiled swimming pool and the garden house with its bar, cinema area and covered barbecue/dining area. There is also a raised seating area with fire pit, screened changing area, rockery and feature viewing window over the open field behind.





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Location

The Squires enjoys a semi-rural position on the northern outskirts of Burgess Hill. This position offers an incredibly amount of convenience with easy links to the gorgeous village of Cuckfield, back in to Burgess Hill and nearby Haywards Heath.

For rail connections you're spoilt for choice with Haywards Heath, Burgess Hill and Wivelsfield's mainline stations all within easy reach and providing regular services to London in around 45-50 mins, Gatwick Airport in 20 mins and Brighton in 15 mins. By car, you can easily access the A23 at Hickstead or Bolney which leads to the M23 motorway network very quickly.



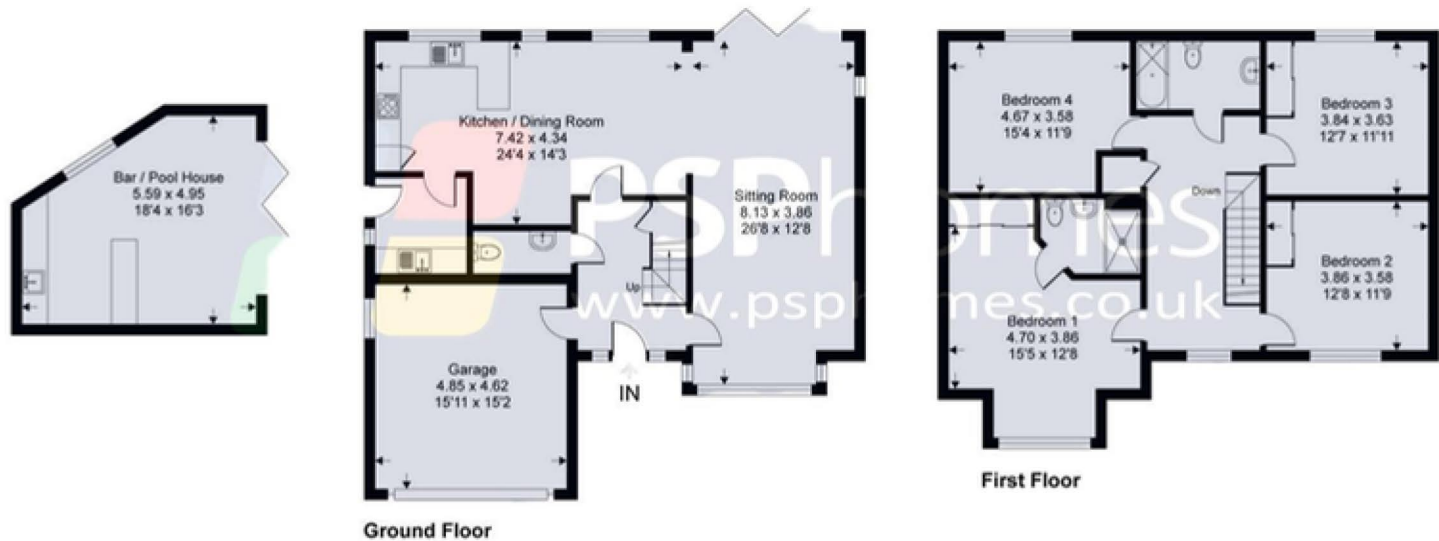
The area boasts some excellent schooling in both the private and state sectors. Hurstpierpoint College, Ardingly College, Burgess Hill Girls School and Handcross Park are all nearby, whilst St Pauls Catholic College is very highly regarded.

Burgess Hill offers three supermarkets in the form of Waitrose, Tesco and Lidl and you are only a few miles from the cosmopolitan city of Brighton & Hove with world class shopping in The Laines.



The Squires, RH15

Approximate Gross Internal Area = 168.9 sq m / 1819 sq ft
 Approximate Garage Internal Area = 22.2 sq m / 240 sq ft
 Approximate Outbuilding Internal Area = 23.9 sq m / 258 sq ft
 Approximate Total Internal Area = 215 sq m / 2317 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes

The Finer Details

Tenure: Freehold

Title Number: WSX414943

Local Authority: Mid Sussex District Council

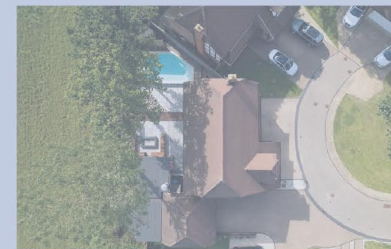
Council Tax Band: G

Services: Gas fired central heating, 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.

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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