



Stanford Brook Way, Pease Pottage, Crawley, West Sussex, RH11 9GZ



woodlands





Woodgate is a contemporary modern village located just off junction 11 of the M23 in Pease Pottage. The development benefits from a village store, coffee shop, communal green spaces and also has it's own Primary School.

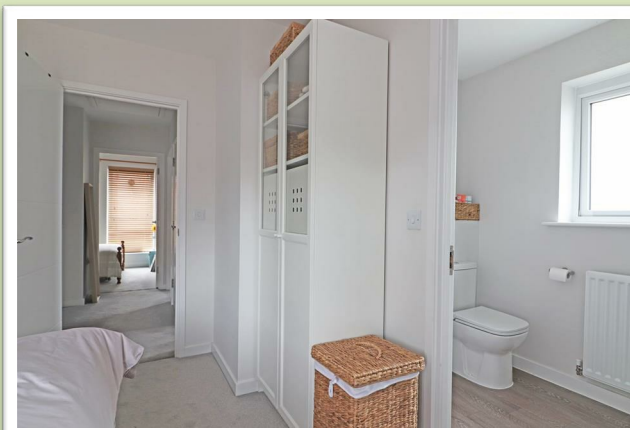
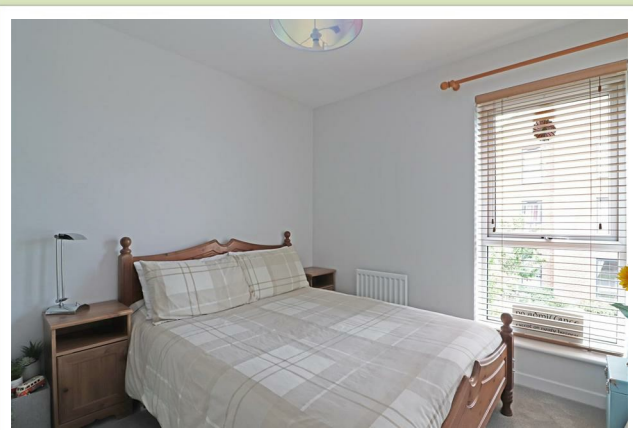
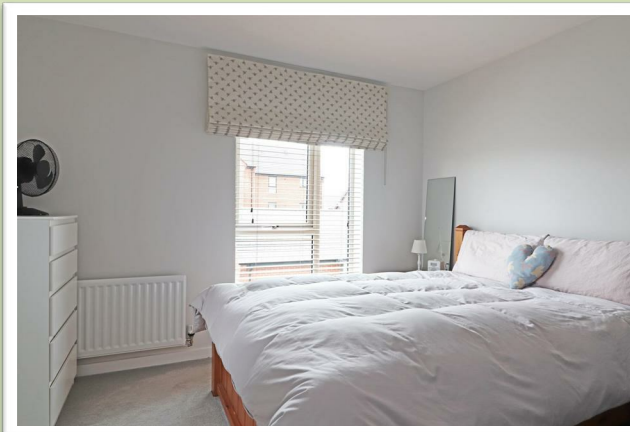
Through the front door of the property there is a generous entrance hall with storage under the stairs and a cloakroom. You have a dual aspect living room, then across the hall there is a bright, kitchen/dining room, which is also dual aspect, and has direct access to the garden.

On the first floor there is a landing with a cupboard housing the boiler, and access to a partially boarded loft. You have a light and airing principal bedroom, that benefits from an en-suite shower room. There are two further bedrooms, both of which able to accommodate double beds, and there is a well appointed family bathroom.

Outside there is a low maintenance garden, with a mix of walled and fenced boundaries, patio and lawn areas, with a handy rear access gate. Beyond the gate is a driveway for one car and a detached garage, with the bonus of an EV charging point.



The historic town of Horsham, which offers a wonderful range of shops, restaurants and bars, can be found just over 5 miles to the west of Woodgate. In addition, Crawley town is only a couple of miles to the north, and has a great range of high street stores and a large shopping centre. Both towns benefit from extensive transport links, including mainline trains to central London, Gatwick airport and the south coast. There are also a range of schools, both public and private, including the nearby Handcross Park and Cottesmore School.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 16'1 x 6'10 (4.90m x 2.08m)

CLOAKROOM 5'9 x 3'5 (1.75m x 1.04m)

LOUNGE 15'11 x 10'0 (4.85m x 3.05m)

KITCHEN/DINING ROOM 15'11 x 11'5 (4.85m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'7 x 11'1 (3.53m x 3.38m)

ENSUITE SHOWER ROOM 9'0 x 4'6 (2.74m x 1.37m)

BEDROOM TWO 10'2 x 8'8 (3.10m x 2.64m)

BEDROOM THREE 12'2 x 7'0 (3.71m x 2.13m)

BATHROOM 7'3 x 7'0 (2.21m x 2.13m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

DETACHED GARAGE

OFF ROAD PARKING FOR ONE CAR

REAR GARDEN

ESTATE CHARGE: £412 PER ANNUM

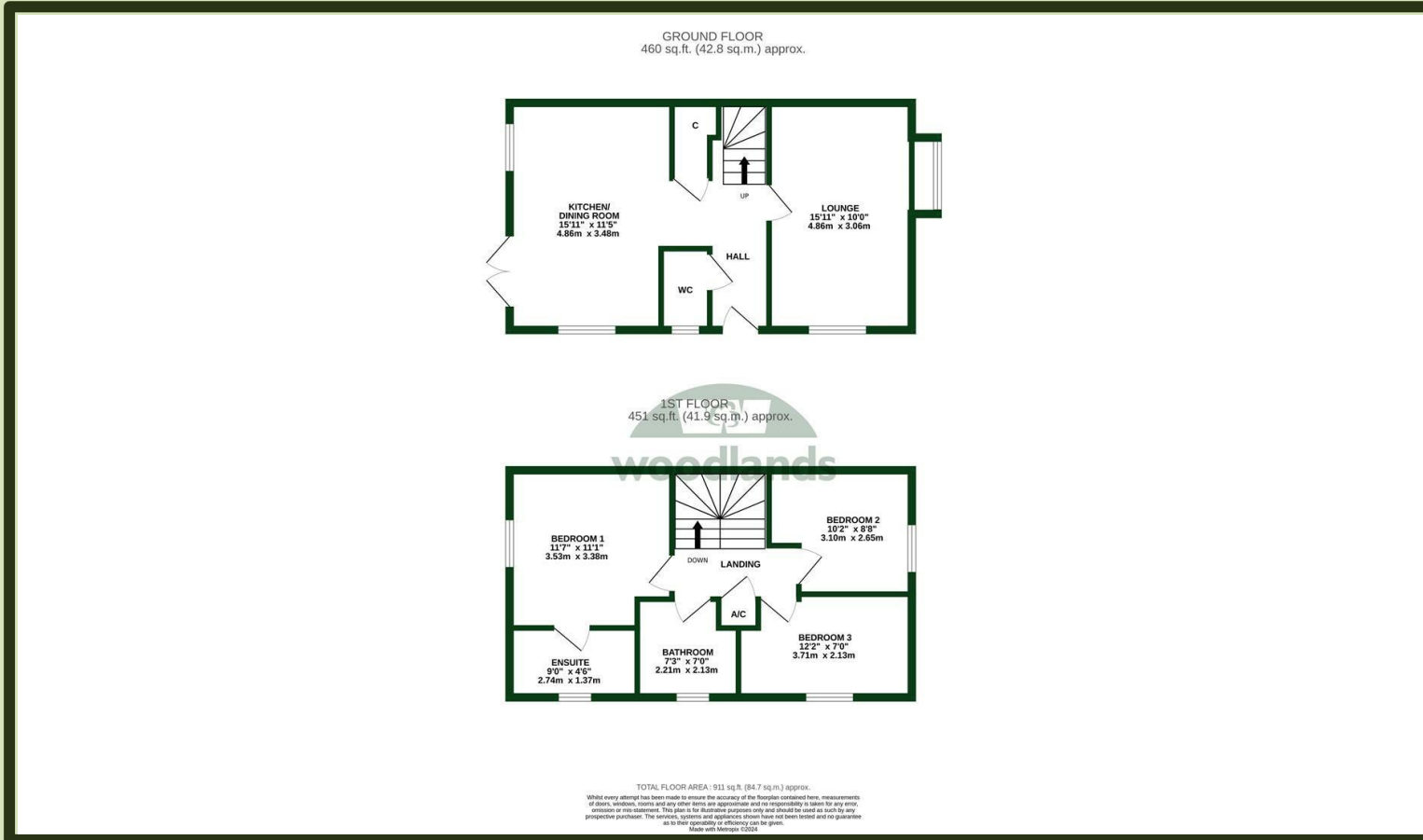


[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270





**DIRECTIONS:** From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, turn right into Forest Road and continue along this road, passing through Colgate, until you reach Pease Pottage. Continue past the Black Swan Public House on your left and proceed across the bridge over the M23. At the roundabout turn left. At the next roundabout take the third exit onto Bellevue Farm Road. Follow the road round the left and at the end, turn left onto Stanford Brook Way.

**COUNCIL TAX:** Band D.

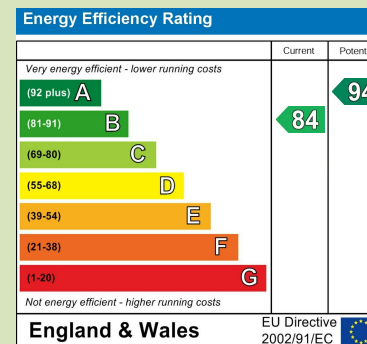
**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

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