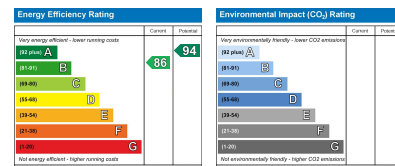


AREA EXCLUDES CAR BARN

TOTAL FLOOR AREA : 1455sq.ft. (135.2 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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BRITISH PROPERTY AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES SOUTH ENGLAND (OVERALL)



8 Woodlands Edge, Handcross, West Sussex, RH17 6FJ

Guide Price £625,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 8 Woodlands Edge, Handcross, West Sussex, RH17 6FJ

What we like...

- \* Modern home in a village setting with the most glorious of outlooks over National Trust fields.
- \* Three great size double bedrooms and three bath/shower rooms.
- \* Contemporary high spec finishes throughout.
- \* Superb 0.16 acre plot with wrap around garden.
- \* Short walk to two great schools, lovely coffee shop, great pub and open countryside.

### The Home...

Welcome to Woodlands Edge – a select development of just eight homes, built by the highly regarded Quantum Homes in 2017, backing on to glorious open National Trust countryside. This home sits on the best plot in the development (0.16 acres) with the most glorious open outlook over the open fields. The house itself extends to 1,455 sq ft (the larger design) and is a three bedroom, three bath/shower room end-terraced, been built to a traditional 'Sussex style' with plenty of kerb appeal and a superior internal specification.

The ground floor is arranged around two generous spaces, with a favoured layout the puts the kitchen/diner across the rear. This is a fabulous and social space that is great for entertaining, particularly in the summer months with you can throw open the bi-fold doors onto the garden. The kitchen itself boasts stylish high gloss units, Silestone worktops and a range of integrated appliances including oven, gas hob, fridge/freezer, dishwasher and washer/dryer.

At the front of the house is the generous yet cosy sitting room – an inviting space with tasteful décor.

The ground floor also has a cloakroom and has underfloor heating flowing throughout.

On the first floor you have two of the three bedrooms – both doubles. The third bedroom has the best of the views over rolling Sussex countryside with sheep & lambs in the field in early spring. The second bedroom overlooks the front and has its own luxurious ensuite shower room making it perfect for guests. The family bathroom is sleek & stylish with both a bath tub and walk-in shower.

Stairs lead up again to the super second floor – a private sanctuary from the rest of the house and the perfect master suite. The bedroom itself is a great size and enjoys fitted wardrobes and the ensuite is contemporary and tasteful.

There is also an incredibly handy landing area that is used as a study – perfect for those who work from home.

The home is tastefully decorated making it perfect for an incoming buyer and offers a high degree of energy efficiency (EPC: B-86, potential A-95) with high performance double glazing, gas fired central heating and a stacks of insulation.



### Step Outside...

To the south-east facing rear the garden is a real feature and wraps around two sides of the home. It its entirety, the plot extends to 0.16 acres, with the most glorious of open outlooks over National Trust countryside beyond. There are often sheep in the field making it a truly "picture-postcard" outlook. The paved terrace is the perfect spot to unwind with a glass of something chilled or enjoy a barbecue with friends & family.

To the front are two parking spaces, one of which is in a car barn– with electric roller door, power & lighting.

### The Location...

Woodlands Edge sits just off the High Street in the heart of Handcross, a thriving Sussex village with excellent schooling in the form of Handcross Primary and Handcross Park School in the private sector. The village has excellent links on the A23(M) motorway network meaning you can get to Gatwick Airport, Crawley, Brighton and the M23/M25 quickly. The High Street is home to the superb Red Lion is a premium pub, bar, and restaurant with its very own courtyard - serving super Sunday Roasts! JoCo is a dynamic cafe offering good strong coffee, tasty treats, and light lunches - set in the delightfully historic Old Garage, this has been a real hit with villagers since opening in late 2020. The Butchers has been established for 100 years and there is also a convenience store and hardware store.

For a dose of fresh air you're surrounded by beautiful Sussex countryside. but we'd recommend visiting the stunning Nymans National Trust Park, which is just a 10 minute walk.

### The Finer Details...

Tenure: Freehold

Title Number: WSX396167

Local Authority: Mid Sussex District Council

Council Tax Band: D

Available Broadband Speed: Superfast, up to 80 mbps download.

Garden Orientation: South-East

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

