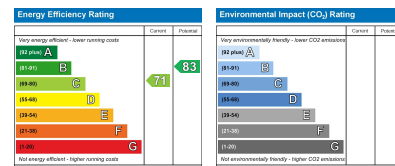
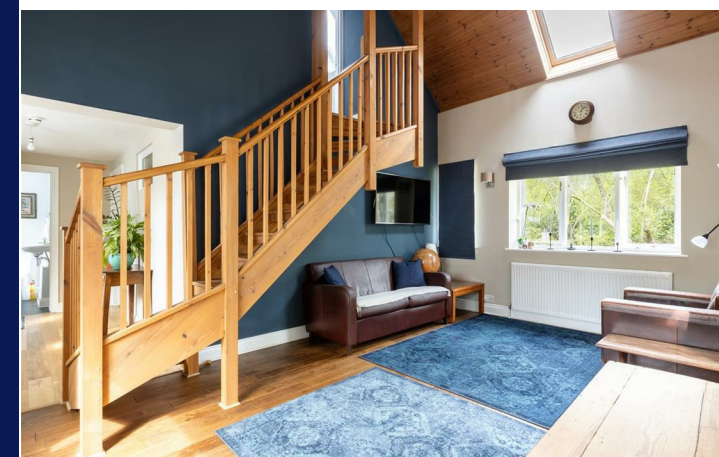




Approx. Gross Internal Floor Area 1046 sq. ft / 97.24 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



BRITISH PROPERTY AWARDS 2022
 ★★★★★
GOLD WINNER
 PSP HOMES SOUTH ENGLAND (OVERALL)



3 College Close, Handcross Park, Handcross, West Sussex, RH17 6HG

Guide Price £600,000 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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3 College Close, Handcross Park, Handcross, West Sussex, RH17 6HG

Guide Price £600,000 - £620,000

What we like...

- * Glorious gardens extending to 0.21 acres and backing on to woodland.
- * Delightful setting in the private Handcross Park Estate.
- * Highly versatile and flexible accommodation, typical of the chalet style.
- * Renovated throughout in the last two years making it a truly "turn key" option.
- * Walk of open countryside, great pub, two reputable schools and easy access to A23.

Guide Price £600,000 - £620,000

Welcome Home...

An incredibly individual three bedroom chalet-style mews house that is believed to be a former stable/coach house before being converted in the 1990s. The setting is truly delightful and the home sits on a gorgeous 0.21 acre plot, backing on to woodland, all within the private Handcross Park- an exclusive estate of just 16 homes.

Homes in such tranquil settings are rarely available meaning that this offers a very appealing opportunity for the right buyer and the current owner has fully renovated the home making this a true "turn key" option.

Externally the cladding and brickwork sit under a clay tile roof and seamlessly sew together to create a very attractive kerb appeal that lures you in.

Upon entry you're welcomed by a generous hallway that sets the tone. As the bulk of the accommodation is on the ground floor there is an incredible amount of versatility and the engineered oak flooring effortlessly connects the spaces.

The kitchen and dining room have been opened up to create a kitchen/diner that is a really social space, ready made for entertaining. French doors open on to the garden, perfect for 'inside-outside' living during the summer months and the outlook over the gardens to the woodland is a real treat.

The kitchen itself has tasteful black cabinetry that sits under a contrasting wooden countertop. There is plenty of storage and prep space and a range of appliances including the integrated oven, hob.

The main living room extends to over 17ft and is a superb space, with vaulted ceiling. The triple aspect and large skylight bath the space in a natural light, with French doors also open on to the garden.

The hallway continues off the living room and leads round two generous ground floor double bedrooms and the stylish family bathroom with skylight. Depending upon your own specific needs, these bedrooms could of course be used as a home office, snug or play room – the incredibly flexibility is one of the really appealing features of this home.

The first floor consists entirely of the fabulous principal bedroom suite which comprises of spacious bedroom and the cleverly created & contemporary ensuite shower room.

The home has thermostatic gas fired central heating with serviced boiler, is fully double glazed and enjoys strong levels of insulation – all of which combine to generate an EPC rating of C-71.



For those who work from home, a superfast broadband connection is available.

Step Outside...

Outside the home really comes in to its own. As mentioned, the plot extends to 0.21 acres and the garden wraps around to two sides with large expanse of level lawn that is perfect for children to play. Backing on to the woodland really does create a countryside feel and the paved terrace is the perfect spot to sit and unwind with a glass of something chilled.

To the front, there is driveway parking for up to four cars.

Out & About...

College Close forms part of the Handcross Park Estate just off London Road in 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: WSX221633

Local Authority: Mid Sussex District Council

Council Tax Band: F

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

Estate Charge: £25 PCM

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

