



Little Birchwood

BIRCHWOOD GROVE ROAD | BURGESS HILL | WEST SUSSEX | RH15 0DL

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Situation

A striking detached family house set in beautifully private landscaped gardens in a very convenient central location within a short walk from the mainline station

Burgess Hill is a vibrant town with a comprehensive array of shops, post office, restaurants and public houses. Its mainline train station provides regular rail services to London, Brighton and Gatwick. There are also a range of revered state and private schools locally with Burgess Hill Girls and Birchwood Grove Primary school with easy walk.

This exceptional Victorian detached family home set in the conservation area, has been thoughtfully extended and beautifully maintained showcasing a wealth of period charm and architectural detail. The ground floor offers four elegant and versatile reception rooms, including a generous drawing room with a striking open fireplace and high ceilings. The heart of the home is a spectacular open plan kitchen leading into the garden room with vaulted ceilings creating a bright and welcoming space ideal for entertaining with doors opening out onto the rear garden and covered veranda. Four well proportioned double bedrooms and a family bathroom reside on the first floor with the principal bedroom served by its own en-suite bathroom. The house sits centrally within its mature and private plot, accessed over an impressive shingle carriage driveway that offers extensive parking and a wonderful sense of grandeur. A detached garage with a spacious room above, complete with light and power offers a multitude of potential uses. To the rear, the beautifully landscaped gardens unfold across a series of thoughtfully designed spaces including a partially covered paved terrace ideal for entertaining, a central lawn bordered by vibrant flowerbeds and a fragrant rose garden, along with a more secluded seating area perfect for quiet retreat. A comprehensive kitchen garden with raised beds, green house and an array of fruit trees completes this practical yet private space.



Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Inset sink
- » Space for gas range cooker
- » Integrated microwave
- » integrated dishwasher
- » Integrated fridge
- » Island unit with granite worksurface, breakfast bar and a selection of cupboards under



Bathrooms

Family Bathroom

- » Panelled bath with wall mounted shower and hand shower attachment
- » Low level w.c. suite
- » Traditional style pedestal wash hand basin
- » Heated towel radiator
- » Tiled floor



Principal En-Suite Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower, hand shower attachment and glazed doors
- » Low level w.c. suite
- » Vanity bar with twin inset wash hand basin and a selection of cupboards under
- » Tiled floor



Specification

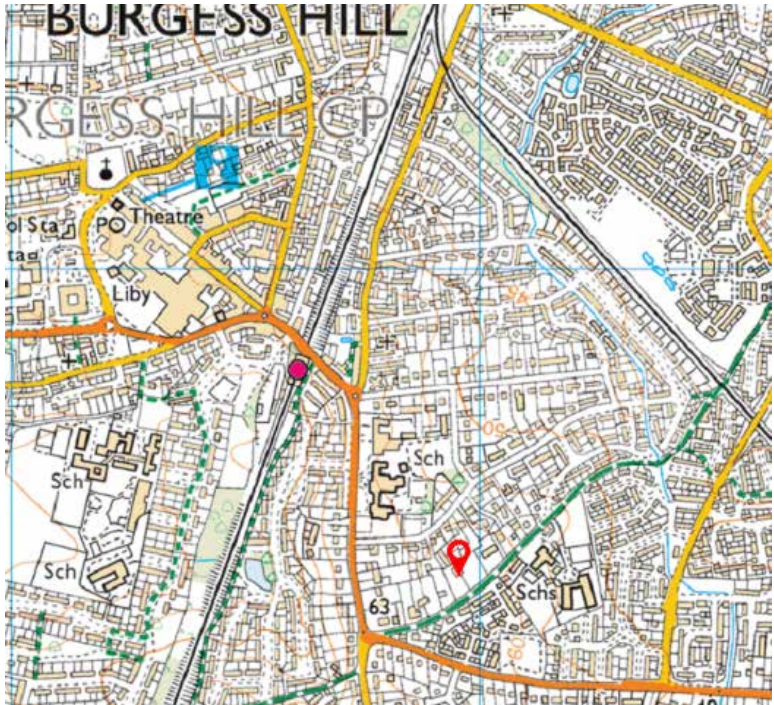
- » Wall mounted 'Worcester' gas fired boiler
- » Useful utility room
- » Landscaped private gardens
- » Comprehensive kitchen garden with raised beds and green house
- » Brick built storage sheds
- » Carriage driveway with parking for several cars
- » Detached garage with room above benefiting from light and power



External

The property is approached over a shingle 'carriage' driveway with parking for several cars with a central bed with focal ornamental tree. The driveway is bordered on either side by established hedgerow. To one side is a detached garage with room above benefiting from light and power providing a multitude of uses. A shingle pathway leads around the rear of the property where a paved and part covered patio adjoin the rear of the property. A central lawn extends to the rear garden surrounded by wonderfully kept areas, including a rose garden, an abundance of well stocked flower beds and dappled seating areas are thoughtfully placed beneath the canopy of trees, creating restful spots to enjoy the surroundings. A secret garden including an ornamental fish pond creates a sense of mystery leading through to an area housing a Edwardian summer house. At the rear of the garden lies a comprehensive kitchen garden with a selection of raised vegetable beds, potting shed and fruit trees.





Transport Links

Burgess Hill Train Station	approx. 0.6 miles
Hassocks Train Station Station	approx. 2.8 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 2.9 miles
Brighton	approx. 10.6 miles
Gatwick Airport	approx. 20.5 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Birchwood Grove Road Burgess Hill, RH15 0DL

Approximate Gross Internal Area = 236.9 sq m / 2550 sq ft

Garage / Outbuilding = 79.7 sq m / 858 sq ft

Total = 316.6 sq m / 3408 sq ft

(Including Eaves / Including Summer House)



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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