



FOR SALE

4 PADDOCK WALK

WHERE BESPOKE DESIGN AND LUXURY
LIVING MEET A SEMI-RURAL OUTLOOK

BURGESS HILL, WEST SUSSEX, RH15 0YZ

MATHEW GURR **exp**

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4 PADDOCK WALK, BURGESS HILL, WEST SUSSEX

SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF JUST EIGHT DETACHED HOMES, WITH A SOUTHERLY GARDEN AND OPEN OUTLOOK TOWARDS THE FISHERY.



A distinctive four-bedroom home where bespoke design, carefully chosen finishes and a semi-rural setting come together.

DISTANCES

BURGESS HILL STATION: 1 MILE
BRIGHTON: 14 MINUTES TRAIN
LONDON BRIDGE: 50 MINUTE TRAIN
DITCHLING COMMON COUNTRY PARK: APPROX. 3 MINUTES BY CAR
SOUTH DOWNS NATIONAL PARK: WITHIN EASY REACH

KEY SPECIFICATIONS

- Individually designed Windmill kitchen
- Quooker Fusion tap and Blanco sink
- Integrated Bosch appliances
- 30mm stone worktops
- Havwoods oak flooring
- Samsung air source heat pump
- Underfloor heating to ground floor
- Crosswater sanitaryware
- Mandarin Stone tiling
- Bespoke fitted wardrobes
- Crittall-style internal doors
- Oak-framed car barn with EV charging



01

THE SETTING

Tucked away in a luxury gated development of just eight detached homes, Paddock Walk is somewhere you feel at home as soon as you turn off Folders Lane.

A sweeping drive beyond the gated entrance hides the homes as you turn in. Welcome to number 4, where bespoke design and luxury living meet a semi-rural outlook.

THE BEACON

The distinct design of this home, The Beacon, takes its name from the Sussex landmark visible on the horizon.

Carefully planned living spaces, a southerly garden and views towards the fishery give the house a strong connection with its surroundings.

A PRIVATE DEVELOPMENT

Paddock Walk has been designed to create a relaxed environment, with a sense of privacy whilst still having a small community close at hand.

02

THE GROUND FLOOR

Designed around the kitchen and family room, with flexible spaces for everyday living and entertaining.

THE KITCHEN & FAMILY ROOM

At the heart of the home is the individually designed Windmill kitchen, with 30mm stone worktops, a Quooker Fusion tap, Blanco sink and integrated Bosch appliances.

There is generous preparation space, an island with excellent storage and a separate utility room. Havwoods oak flooring and underfloor heating continue through the room, while Crittall-style internal doors, Little Greene internal decoration and recessed LED lighting add to the considered finish.

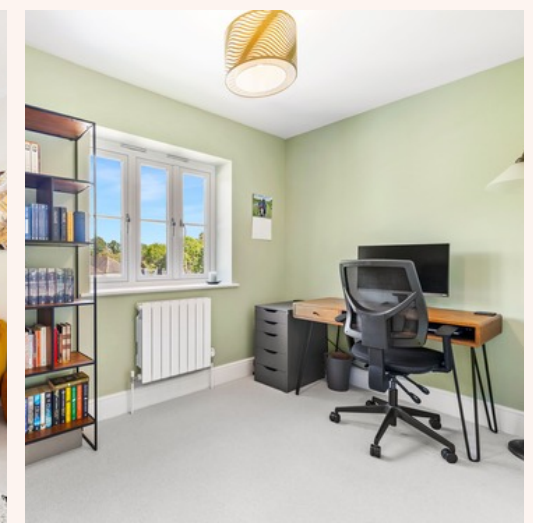
Bi-fold doors open fully to the south, looking towards the fishery and creating an easy connection between the house and garden.

THE SITTING ROOM

Overlooking the front of the house is a double-aspect sitting room, providing a separate space away from the main kitchen and family area.

FLEXIBLE LIVING

An additional office or playroom provides a useful flexible room on the ground floor, together with a cloakroom. CAT5 fibre cabling allows for a strong internet connection throughout the house.





03

THE PRINCIPAL SUITE & BEDROOMS

The principal bedroom sits to the rear of the house, enjoying views over the garden and beyond.

A recessed wardrobe area provides useful storage, while the private shower room is finished with Crosswater sanitaryware and Mandarin Stone tiling.

THE GUEST SUITE

The guest bedroom overlooks the front and benefits from built-in wardrobes and its own en-suite.

FURTHER BEDROOMS

Two further bedrooms complete the first floor, together with the family bathroom.

Across both en-suites and the family bathroom, bespoke fitted storage and carefully chosen finishes give each room its own character while maintaining a consistent boutique feel throughout the house.



04

THE GROUNDS

A landscaped south-facing garden with open views towards the fishery.



THE GARDEN

The landscaped rear garden has been designed to complement the surrounding setting, with low-level fencing allowing the view to continue beyond the boundary.

Its southerly aspect means the garden enjoys plenty of sunshine, while the natural sandstone patio provides space for outdoor dining and entertaining.



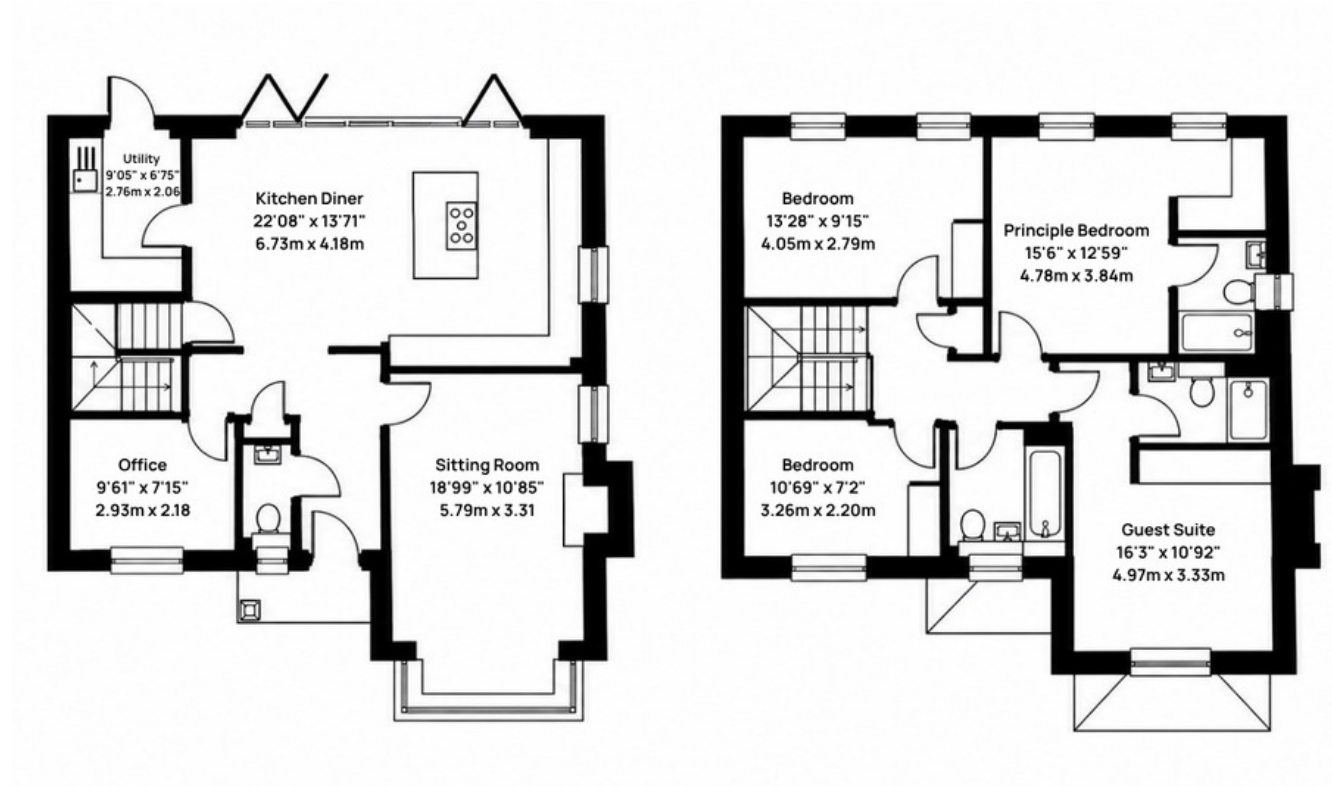
PARKING & CAR BARN

To the front, a brick-block driveway and oak-framed car barn provide ample parking.

There is access to the rear from both sides of the house, together with an EV charging point, outside lighting and an external power socket.

FLOOR PLAN

4 PADDOCK WALK, BURGESS HILL, WEST SUSSEX, RH15 0YZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPERTY INFORMATION

TENURE

Freehold

BUILT

Build completed in 2024

COMPOSITION

Four bedrooms
Three bathrooms (two en-suites)
Kitchen/family room
Sitting room
Office/playroom
Utility room

HEATING

Samsung air source heat pump
Underfloor heating to ground floor
Thermostatic radiators to first floor

PARKING

Oak-framed car barn
Brick-block driveway
EV charging point

LOCAL AUTHORITY

Mid Sussex District Council

VIEWING

Strictly by appointment with
Mathew Gurr

MATHEW GURR **exp**

LOCATION

BURGESS HILL, WEST SUSSEX

One of the things I really like about Paddock Walk is the balance. You have the privacy and open outlook of an edge-of-town location, while Burgess Hill and its amenities are only a short distance away.

There are plenty of opportunities to spend time outdoors. Ditchling Common Country Park is around three minutes by car, with woodland, open heathland and a network of paths. Bedelands Nature Reserve and Chailey Common provide further options nearby, while the South Downs National Park offers miles of walking, cycling and riding routes.

For commuters, Burgess Hill railway station is within one mile, with regular direct services to London Bridge and London Victoria in around 50 minutes, and to Brighton in around 14 minutes. Burgess Hill provides a good range of shops, restaurants, cafés and everyday amenities, while Ditchling, Plumpton and Wivelsfield Green are all within easy reach.

Families are also well catered for, with local primary and secondary schools alongside independent options including Burgess Hill Girls, Great Walstead and Hurstpierpoint College.



ARRANGE YOUR VIEWING



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