



Oswald Norris Way, Pease Pottage
£850,000

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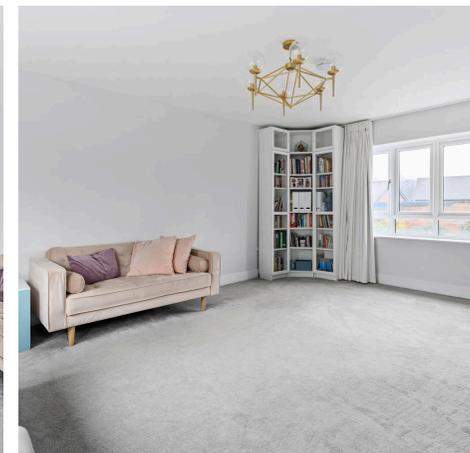




- Situated on the sought after Woodgate Development in Pease Pottage, built in 2024
- Substantial detached family home
- Downstairs cloakroom | Two en-suite shower rooms | Family bathroom
- Three reception areas
- Stunning open plan kitchen/dining area with bi-folding doors to garden
- Driveway parking and double garage
- Remainder of a 10 year NHBC warranty
- Council Tax Band 'F' and EPC 'B'

Situated within the highly regarded Woodgate Development in Pease Pottage and built in 2024, this substantial four double bedroom detached family home presents an exceptional opportunity for those seeking modern, versatile living in a prime location. Featuring three reception areas, including a stunning open plan kitchen/dining area, two en-suites and a double garage.

The property welcomes you with a spacious entrance hallway that features a staircase leading to the first floor and access to a convenient downstairs cloakroom. To the right, the dual aspect living room is flooded with natural light thanks to a front-facing window and large bi-fold doors to rear, creating a bright and inviting space ideal for relaxing or entertaining. To the left, the second reception room - currently arranged as a bedroom - was originally designed as a formal dining room and offers flexibility to be used as a study or additional family room, with a pleasant outlook to the front.





At the rear of the house, a stunning open plan kitchen/dining room serves as the heart of the home, boasting a central kitchen island, a comprehensive range of integrated appliances, a bay window, and further bi-folding doors, making it perfect for both every-day family life and social gatherings. A utility room is conveniently located off the kitchen, providing additional storage, space for laundry appliances, and further access to the garden.

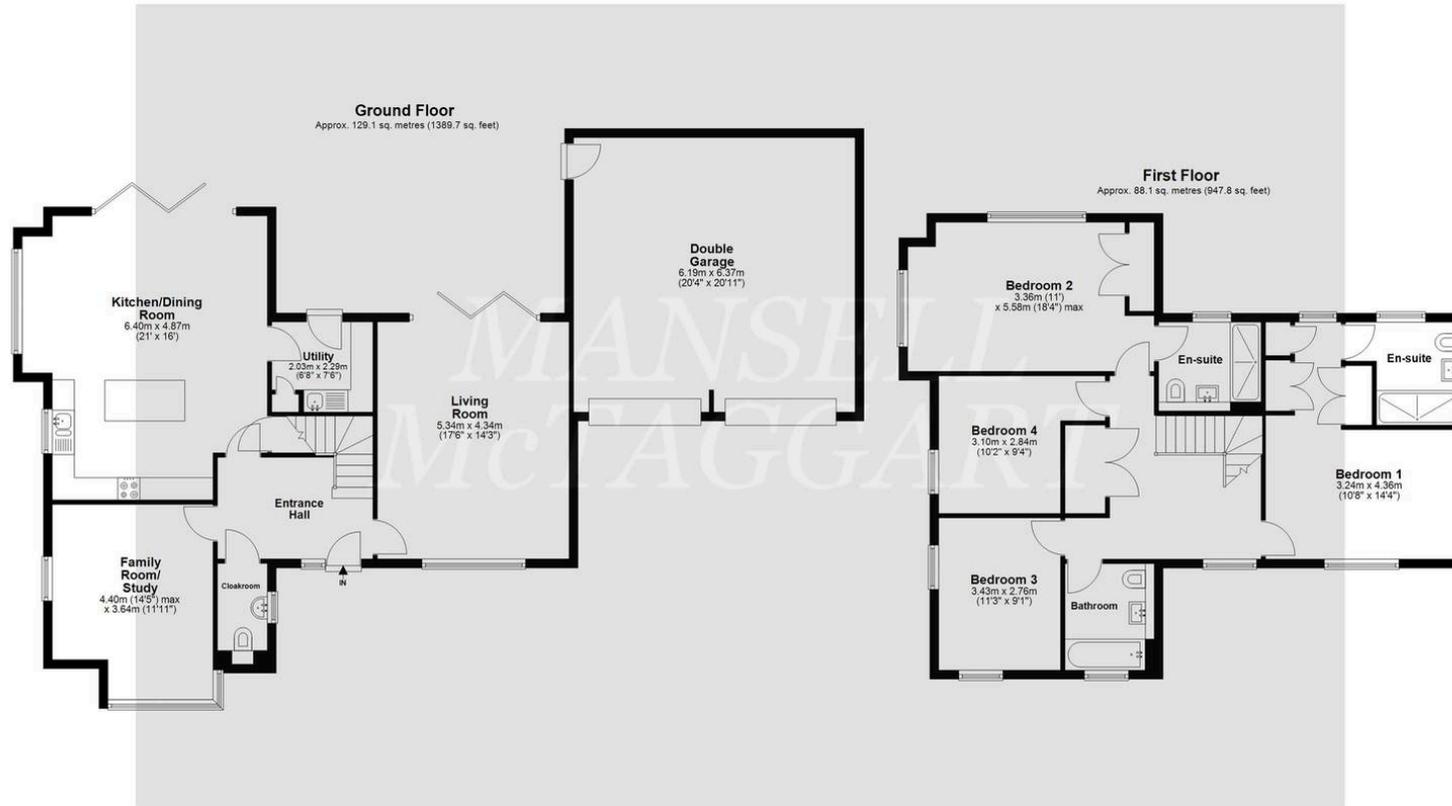
Upstairs, the first floor landing leads to four generously proportioned double bedrooms, two of which benefit from en-suite shower rooms, with three offering fitted wardrobes for ample storage. The principal bedroom is particularly impressive, featuring a dedicated dressing area and a luxurious en-suite. A well-appointed family bathroom completes the upstairs accommodation, comprising a panelled bath with shower unit, WC, wash hand basin and chrome towel warmer all finished in a crisp white suite.

Outside

The property boasts a double width driveway and a double garage (with up and over doors, power, and light), providing ample parking and practical storage solutions. Built in 2024, the home comes with the remainder of a 10 year NHBC warranty (offering peace of mind for years to come), and is ideally situated for access to local amenities, transport links, and highly regarded schools. This impressive residence combines contemporary design, generous proportions, and flexible accommodation to create a truly outstanding family home. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Agents Note - There is an Annual Service charge of £460.





Total area: approx. 217.2 sq. metres (2337.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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