



**Charters Gate Way,  
Wivelsfield Green,  
RH17**

**Guide Price  
£600,000 to £625,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
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## Charters Gate Way, WivelsfieldGreen.



### PROPERTY

Experience unparalleled comfort and luxury in this stunning family home that has been lovingly updated by the current owners to a very high standard. On the ground floor, prepare your favourite meals in the bespoke Benchmark fitted kitchen with Quartz worktops and well-lit dining area. A cosy living room furnished with a media wall and a built-in electric fireplace offers a cosy retreat whilst offering access to the patio and garden. You'll also find a well-planned laundry room featuring a door to the driveway, a spaciouly designed cloakroom and storage areas in the entrance hallway. Amtico flooring runs through the entire ground floor level.

Upstairs, you'll find four double bedrooms including a stylish primary bedroom with ensuite and inbuilt wardrobe. A further family bathroom and spacious landing area complete this property. Pure wool carpets fitted less than two years ago are fitted throughout. This house has been meticulously designed and finished to a high standard providing a luxurious living experience.

### OUTSIDE

To the front of the property there is ample parking for two cars, a garage with electric roller door and visitor parking bay opposite. The rear garden boasts stunning and fragrant plants with ample space for al fresco dining, covered with a wooden lean-to pergola/canopy offering all year outside dining.

### LOCATION

The serene neighbourhood offers a variety of amenities - Wivelsfield Primary School for the younger residents, Wivelsfield Recreation Ground for nature lovers, and a bus stop located at Downsview Drive for those non drivers as well as woodland walks on your doorstep.

Tenure: Freehold

Estate charge: £51 per month





**Buses**

4 minute walk



**Shops**

4 minute walk



**Trains**

Wivelsfield - 3 miles  
Burgess Hill - 4 Miles



**Airport**

Gatwick  
17 miles



**Roads**

M23  
12.5 miles



**Sport & Leisures**

Dolphin Leisure centre - 4.5 miles



**Rental Income**

£2,700 pcm



**Schools**

Wivelsfield Primary  
Oathall Community College



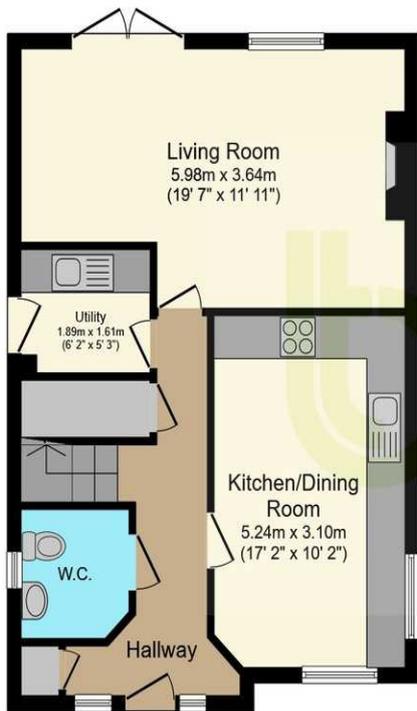
**Fibre Broadband**

Up to  
1800Mbps

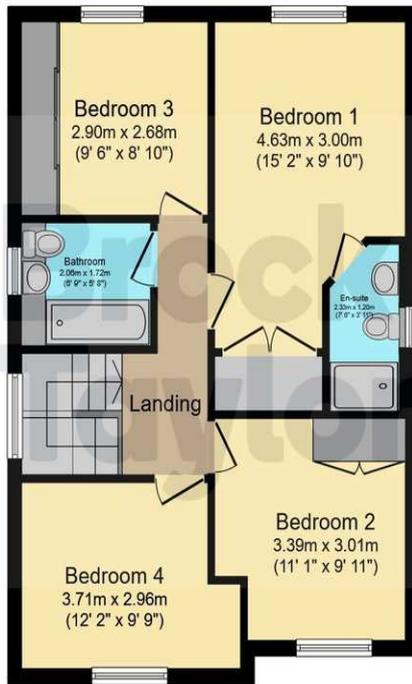


**Council Tax**

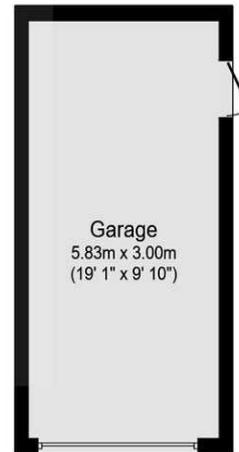
Band E



Ground Floor



First Floor

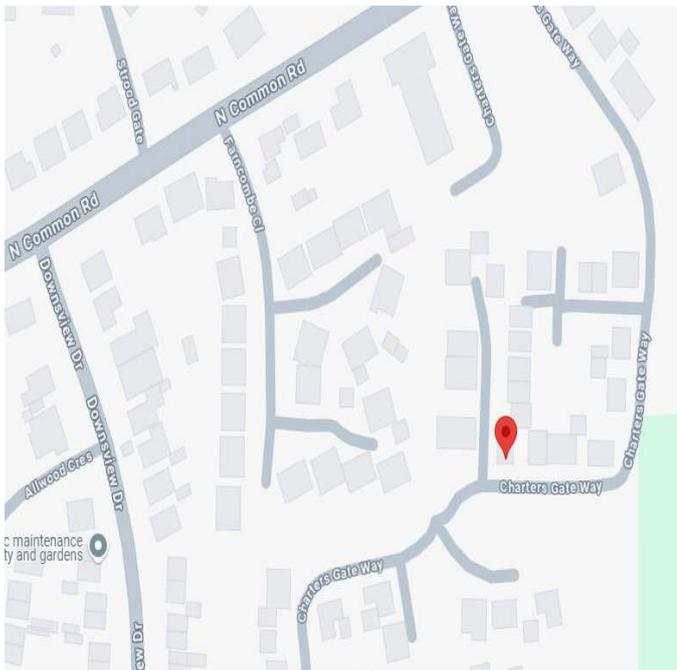


Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



Total Approximate Floor Area  
**1195 sq ft / 111 m<sup>2</sup>**

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

01444 474447  
 hhsales@brocktaylor.co.uk



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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