



MANSELL
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Bellevue Farm Road, Pease Pottage

Guide Price £650,000 – £700,000

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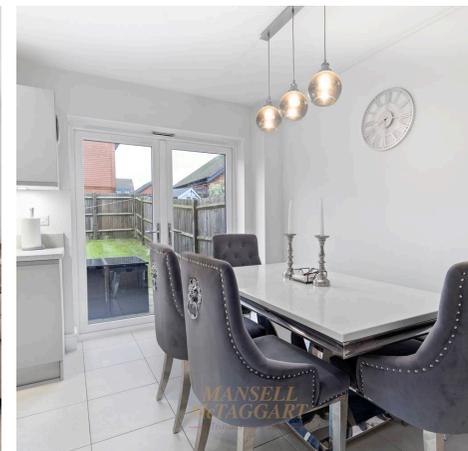


- Semi-detached family home split across three floors
- Four double bedrooms
- Built by Thakeham Homes in 2020
- Spacious kitchen/dining room with double French doors to the private garden
- Main bedroom with en-suite shower room and Juliet balcony
- Driveway parking for two vehicles and EV charger leading to a single garage
- Remainder of NHBC warranty
- Council Tax Band ' ' and EPC 'B'

A spacious and well presented, four-bedroom semi-detached family home situated within the esteemed Woodgate development in Pease Pottage and offers a premium living experience.

Built by renowned builders Thakeham Homes in 2020, the property offers spacious and well-designed living throughout and comes with the guarantee of the remaining 10-year NHBC warranty, underlining its quality and longevity.

The property briefly comprises: entrance hall with coat cupboard and understairs storage cupboard, cloakroom with low level W.C and wash hand basin; a spacious kitchen/dining room offers a range of wall and base units, ample work surfaces, integrated appliances including washer/dryer, dishwasher, eye level oven, gas hob and extractor hood. The dining space allows plenty of space for dining table and chairs with double French doors out to the rear garden. Completing the ground floor is a double aspect living room with bay window to the side.





The first floor offers a generous size master bedroom with double fitted wardrobes, Juliet balcony and en-suite shower room with double walk-in shower, wash hand basin and low level W.C. The fourth bedroom is a double, located next door, also facing out onto the front aspect.

The first of the two family bathrooms complete the first-floor living, finished with tiled walls, wash hand basin, low level W.C, panelled bath with shower oven and glass shower screen.

Heading up onto the third and top floor, the second and third bedrooms are located at each side of the property, separated by the second family bathroom. Both bedrooms are again doubles and gain from built in storage.

Heading outside to the side of the property is a block paved driveway for two vehicles with built in EV charger and leading to the single garage with power. Gated side access is provided to the private garden which features laid lawn and a patio area abutting the foot of the property.

Woodgate is an ideal location for families, boasting the Fastway bus route 20 offering direct access to Three Bridges station and Gatwick airport. The development also features a large communal field, children's park, community centre, coffee shop, and store, catering to diverse needs. Nature enthusiasts will appreciate the surrounding walks leading into Tilgate forest, adding a touch of tranquillity to the vibrant community lifestyle offered by this exceptional property.



Agents Note

There is an Annual Service Charge of £432.



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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