



2 Goxhill Mews

The Kings Weald Development





Welcome Home

Built in 2021 by the highly regarded Croudace Homes, this exceptional five-bedroom detached home occupies a prime position within the prestigious Kings Weald development. Arranged over three beautifully appointed floors, the property offers approximately 2,655 sq ft of versatile, light-filled accommodation, finished to an outstanding standard throughout.

A standout feature is the self-contained annexe positioned above the double garage, perfectly suited to multi-generational living, visiting guests, or an elegant home working environment. Further enhancing its modern credentials, the home benefits from solar panels with battery storage installed in 2025, delivering improved energy efficiency and reduced running costs.

Combining refined contemporary design, generous living space and an enviable residential setting, this is a rare opportunity to acquire a truly bespoke home within one of the area's most sought-after developments.

Effortless Entertaining.

Everyday Living

The home is introduced via a welcoming front porch into a generous entrance hall, immediately setting the tone for relaxed yet refined living, with an elegant staircase rising to the upper floors.

High-quality Amtico flooring flows seamlessly throughout the ground floor, enhancing the sense of space, cohesion and understated luxury, while the layout naturally guides you through the home's principal living areas.

The living room is an inviting and beautifully light space, enjoying a dual-aspect outlook and centred around an attractive fireplace that creates a warm focal point for everyday living.

Double doors open directly onto the rear garden terrace and veranda, effortlessly extending the living space outdoors and providing the perfect setting for entertaining, socialising or simply unwinding throughout the year.



A Space to Cook, Dine and Connect

At the heart of the home, the kitchen has been designed as a true social hub. Generously proportioned and beautifully finished, it provides ample storage and worktop space, with a substantial central island and inset hob creating a natural gathering point for family and friends. Dual-aspect windows frame views over the rear garden, while integrated appliances, including a double oven, double fridge/freezer and dishwasher, ensure everyday living is both stylish and practical.



The dining room offers an elegant yet relaxed setting for both everyday meals and special occasions, filled with natural light from its dual-aspect layout and twin bay windows. Pocket sliding doors connect seamlessly with the kitchen, allowing the space to adapt effortlessly between open-plan family living and more intimate, formal dining when entertaining.



Discreetly positioned to the rear, the utility room supports modern family life with additional fitted cabinetry, a sink, and space for laundry appliances, alongside direct access to the garden for added convenience.

Connected Independence

Thoughtfully created in 2024, the beautifully designed annexe above the double garage offers a private and flexible living space, ideal for extended family, guests or independent living. With its own heating and hot water system, it provides complete autonomy while remaining seamlessly connected to the main home.

The ground floor includes a well-equipped kitchen area and a contemporary shower room, perfectly suited to everyday living. Upstairs, a generous bedroom or studio offers excellent flexibility, working equally well as a guest suite, home office or peaceful retreat.

The double garage remains fully functional, with convenient rear garden access leading directly into the annexe, allowing privacy, independence and practicality to sit comfortably side by side.



Comfort & Calm

The main bedroom offers a calm and luxurious retreat, enjoying a spacious dual-aspect layout with built-in wardrobes and a contemporary en-suite shower room. Leading from here is a flexible dressing room or study, equally suited as a nursery or additional bedroom, filled with natural light from its bay windows and offering direct access back to the landing.

The second bedroom is an inviting double, also featuring built-in wardrobes and its own modern en-suite, providing an ideal private space for family members or visiting guests.

The second floor continues the sense of flexibility, with two further well-proportioned bedrooms and a family bathroom. Bedroom three benefits from a bright dual-aspect outlook and fitted wardrobes, while bedroom four offers generous space for family, guests or home working. A modern family bathroom completes this level, serving the floor with comfort and ease.





Outside Oasis

From the moment you arrive, the home sets a tone of privacy and understated elegance, with a paved pathway leading to the entrance porch and veranda, framed by wrap-around hedging.

Off-road parking sits comfortably in front of the garage, complemented by additional nearby parking, while the lawned front garden and established planting create a calm and welcoming first impression.

The rear garden has been designed with lifestyle firmly in mind, offering a private and tranquil setting that effortlessly supports both everyday living and entertaining. A generous terrace, accessed directly from the living room, is sheltered by a veranda with an electric blind, creating an inviting space for outdoor dining, relaxing or hosting guests throughout the seasons.

Extending along the side of the house, the terrace leads naturally to the greenhouse and provides convenient access to the garage and annexe. Predominantly laid to lawn and bordered by mature shrubs and trees, the garden offers a peaceful, green backdrop, with gated access linking seamlessly back to the front of the property and parking areas.





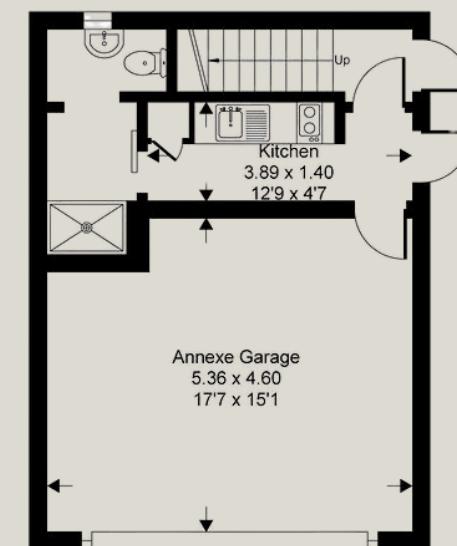
Goxhill Mews, RH15

Approximate Gross Internal Area = 186.4 sq m / 2007 sq ft

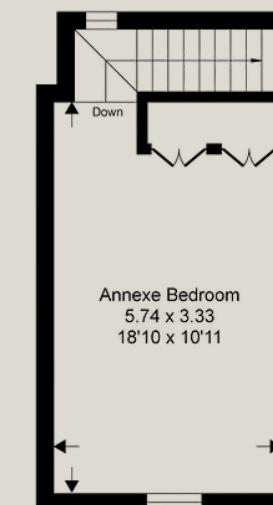
Approximate Annexe Internal Area = 36.7 sq m / 396 sq ft

Approximate Garage Internal Area = 23.4 sq m / 252 sq ft

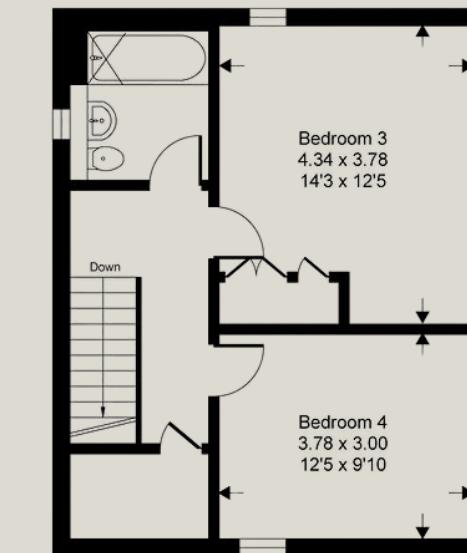
Approximate Total Internal Area = 246.5 sq m / 2655 sq ft



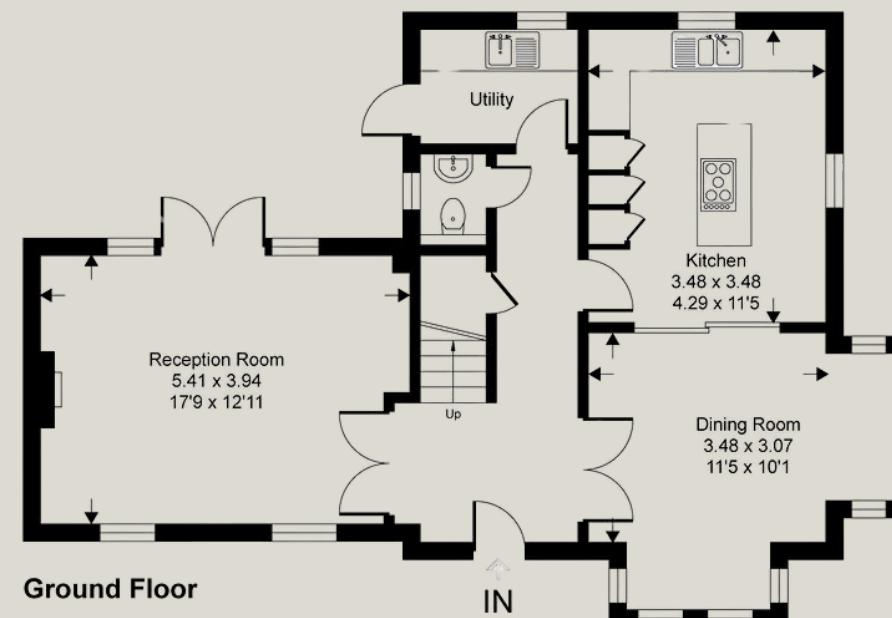
Annexe Ground Floor



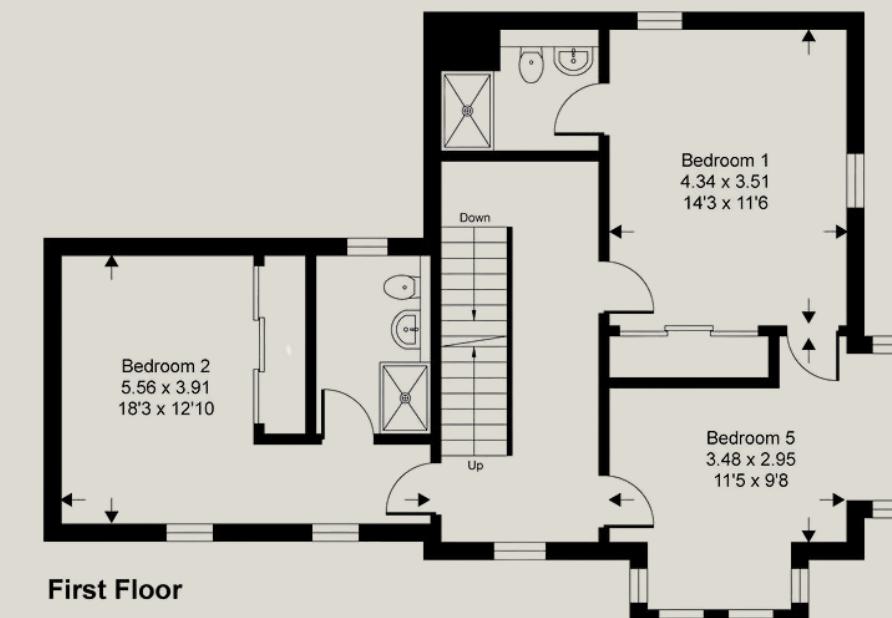
Annexe First Floor



Second Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. PSP Homes

The Finer Details

Tenure: Freehold

Title Number: WSX428827

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed: Ultrafast (up to 1800 mbps download)

Communal Service Charge: TBC

We believe this information to be correct but cannot guarantee its accuracy and recommend any intending purchaser checks details personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Burgess Hill Life

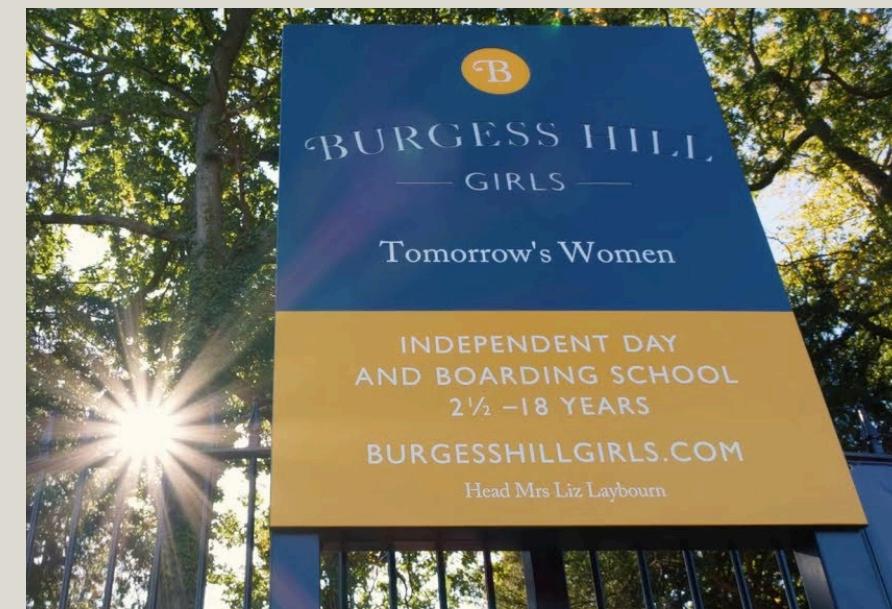
Goxhill Mews is a highly sought-after residential road, set within the prestigious Kings Weald development by Croudace Homes. Designed with community and lifestyle in mind, Kings Weald offers far more than just a place to live, creating an environment where neighbours connect and families thrive.

Residents enjoy access to a well-established community centre, a convenient Co-Op store for everyday essentials, children's playgrounds, scenic nature ponds and sports courts for football and basketball. Together, these amenities foster a relaxed, sociable lifestyle, making Kings Weald an ideal setting for modern family living.

The town centre is home to a wide array of amenities, including high street names such as Waitrose, alongside a selection of independent shops, cafés, bars, restaurants and a cinema.

Families will appreciate the excellent schooling options: in addition to being within the Birchwood Grove Primary catchment, the property also falls under the catchment for Burgess Hill Academy for secondary education. The highly regarded Burgess Hill School for Girls — an independent institution with a national reputation — is also just moments away.

Commuters are well catered for, with Burgess Hill Station providing fast and frequent services to London Victoria and London Bridge in approximately 50 minutes, Brighton in just 15 minutes, and Gatwick Airport in 15-20 minutes — making this an ideal base for those travelling for work or leisure.





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