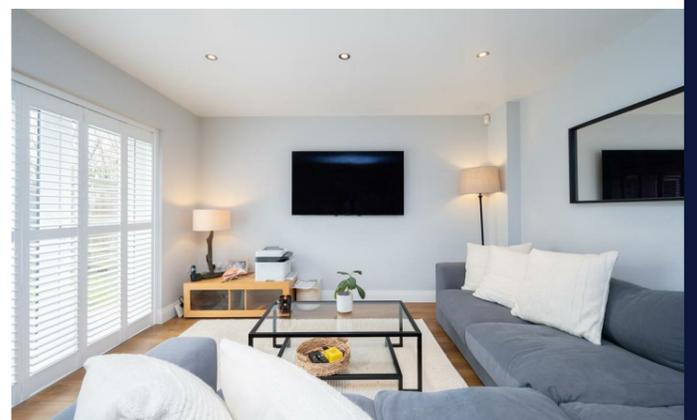


Bridgewater House, RH15

Approximate Gross Internal Area = 303.8 sq m / 3270 sq ft
 Approximate Garage Internal Area = 30.8 sq m / 331 sq ft
 Approximate Total Internal Area = 334.6 sq m / 3601 sq ft



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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| A | | A | |
| B | | B | |
| C | | C | |
| D | | D | |
| E | | E | |
| F | | F | |
| G | | G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |

Bridgewater House Gatehouse Lane, Burgess Hill, RH15 9XD

Guide Price £1,400,000 Freehold

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Bridgewater House Gatehouse Lane, Burgess Hill, RH15 9XD

- * Modern detached home
- * Approx 3,207 sq ft
- * Double garage
- * Main bedroom suite with dressing room & bathroom
- * Beautiful Kitchen/Family Room
- * Six bedrooms, four with en-suites
- * Desirable location, with countryside walks nearby
- * Private driveway with electric gate access

Welcome

Bridgewater House is an exceptional modern family home, built in 2013 by the highly regarded Greenplan Designer Homes and finished to an exacting standard throughout. From the moment of arrival, the quality of design and attention to detail are evident, with thoughtfully chosen materials, elegant proportions and a layout that has been carefully considered to suit modern living.

Extending to approximately 3,601 sq ft, including the garage, the accommodation is arranged over three beautifully presented floors, offering a rare combination of space, flexibility and refinement. The home effortlessly balances generous open-plan areas with more private rooms, creating an environment that adapts easily to family life, entertaining and home working. At the heart of the property sits the impressive kitchen and family room, a naturally sociable space designed for both everyday living and hosting on a larger scale. With six well-proportioned bedrooms served by five luxurious bathrooms, Bridgewater House is ideally suited to growing families, visiting guests or multigenerational living, delivering comfort, style and versatility in equal measure.

Effortless Entertainment, Everyday Living

The house is approached via a welcoming and generously proportioned entrance hall, from which a ground floor cloakroom and a well-appointed utility room are accessed. To the front, the attractive double-fronted design provides two elegant reception rooms: a spacious sitting room featuring a striking limestone fireplace, and a separate dining room, equally suited for use as a family room, offering flexibility for both formal and informal living.

The true heart of the home is the impressive kitchen/family room, a superb space designed for everyday living and entertaining alike. The kitchen is fitted with a stunning Alno range, complemented by solid quartz work surfaces that extend to a substantial central island. A comprehensive suite of Siemens integrated appliances includes a double oven, microwave, warming drawer, gas hob, dishwasher, fridge, and built-in wine cooler. Two sets of bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The proportions of this room allow it to be arranged into distinct cooking, dining, and seating areas as desired.

The ground floor further benefits from thermostatically controlled underfloor heating throughout, together with an integrated home audio system, enhancing both comfort and lifestyle.

Bath & Bed

To the first floor are four generously sized bedrooms, including an impressive principal suite with a walk-through dressing area leading to a luxurious en-suite bathroom, featuring a freestanding bath and walk-in shower. The three additional bedrooms on this level each benefit from their own en-suite facilities—an arrangement that is both rare and highly desirable.

The second floor provides two further well-proportioned bedrooms, served by a stylish family bathroom, offering excellent flexibility for guests, older children, or home working. All bathrooms throughout the property are finished to an exceptional standard, featuring Villeroy & Boch sanitaryware, reinforcing the quality and attention to detail found across the home.



Outside Oasis

The property is approached via a private block-paved driveway with an attractive five-bar gate, providing parking for several vehicles and leading to a detached double garage.

To the rear, the kitchen/family room opens onto a generous paved terrace, creating an ideal space for outdoor dining and entertaining. This in turn leads to the main garden, which is predominantly laid to lawn and offers excellent space for family use, complemented by a further decked terrace positioned at the rear of the garden for relaxed seating or evening enjoyment.

Location

Gatehouse Lane offers a highly desirable environment for family living. As a no-through road, it experiences very little passing traffic, creating a notably peaceful and secure setting. Situated on the western side of Burgess Hill, the position enjoys a pleasing semi-rural character while retaining excellent day-to-day convenience. The town centre provides a comprehensive range of amenities, including well-known retailers such as Waitrose, complemented by an attractive mix of independent shops, cafés, bars, restaurants and a cinema.

The locality is particularly well regarded for schooling. St Paul's Catholic College lies within approximately one mile. A strong selection of independent options is also easily accessible, including Hurstpierpoint College, which accommodates pupils from pre-prep through to sixth form, along with Burgess Hill School for Girls and Ardingly College, both within a comfortable drive.

For commuters, the property is positioned just over a mile from both Wivelsfield Station and Burgess Hill Station. Each offers direct rail services to London Bridge and London Victoria in under an hour, while

Brighton is conveniently reached just three stops to the south, typically within around 20 minutes. Road links are equally favourable, with swift access to the A23 via the A2300, connecting Brighton to the south and Gatwick Airport and the M25 to the north.

The Finer Details

Tenure: Freehold
Title Number: WSX362965
Local Authority: Mid Sussex District
Council Tax Band: G
Available Broadband Speed: Ultrafast (up to 1800 mbps)

We believe this information to be correct but recommend intending purchasers check personally before exchange.

