



**Ben Villas College Road, Ardingly, West Sussex, RH17 6TT**

**Guide Price £399,950 Freehold**

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Haywards Heath Station - 3.5 miles, Haywards Heath Town Centre - 4 miles, Crawley - 9 miles, Gatwick International Airport - 12 miles, Brighton - 20 miles, Central London - 37 miles

A SELECTION OF TWO BRAND NEW, EXTREMELY SPACIOUS FOUR BEDROOM TOWN HOUSES THAT HAVE BEEN FINISHED TO EXACTING STANDARDS IN THE POPULAR VILLAGE OF ARDINGLY

Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Master Bedroom, En-Suite Shower Room, Second Double Bedroom, En-Suite Shower Room, Third Double Bedroom, Fourth Bedroom, Family Bathroom, L-Shaped Rear Garden

#### Description

A select development of just two newly built, high quality four bedroom semi-detached town houses constructed by a highly regarded local builder. Situated in a quiet private close within convenient walking distance of the village centre with its shops, churches & period pubs, and the reputable Ardingly College these fine homes have been finished to exacting standards.

Combining traditional methods of construction with a contemporary specification these spacious family homes boast a high quality finish throughout. The numerous benefits will include a 17'8 x 14'7 sitting room with bay window and feature fireplace, stunning 23'9 open plan kitchen/diner with a range of integrated appliances, 17'2 x 11'10 master bedroom with en-suite facilities, second double bedroom with en-suite facilities & far reaching views towards the South Downs, third double bedroom, good size single bedroom, stylish family bathroom and cloakroom. Further benefits include gas fired central heating, double glazed windows throughout and neutral décor. Outside are front & rear gardens and off road parking.



#### Location

The properties are located in a private close just off of College Road, which lies just a short walk of the village centre with its traditional stores, St. Peters Church, village pubs (The Oak Inn & The Red Lion), and post office. Ardingly is surrounded by glorious open countryside including the Ardingly Reservoir which extends to 180 acres. Haywards Heath is just 4 miles distant and provides extensive shopping & leisure facilities including Sainsbury's Superstore, The Orchards Shopping Centre and The Olympus Leisure Centre. Haywards Heath's mainline station provides fast & regular services to London (Victoria/London Bridge in approx 47 mins), Gatwick International Airport and Brighton. By car surrounding areas can be accessed via the B2028 and A23(M) with the latter lying north.

#### Education

The highly regarded Ardingly College is located on the southern border of the village and provides boarding and day school for boys and girls aged 2½-18. The 250 acre campus is home to The Farmhouse Pre-Preparatory School (ages 4-7) including a Nursery School from 2½, The Preparatory School (ages 7-13) and The Senior School (13-18). The Sixth Form offers a choice of A Levels and International Baccalaureate (IB) courses.

Also within the village is St. Peter's CE Primary School. Children from this school generally go onto the secondary education at Oathall Community College - which is located in the neighbouring village of Lindfield.

#### Viewing

These fine family homes are due for completion spring 2011 and viewing is available via strict prior appointment with the vendors sole agents' PSPhomes.

