



Bostandjik

Green Road, Wivelsfield Green, Sussex. RH17 7QA



Mark Revall & Co

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Guide Price £850,000

Bostandjik is an impressive individual detached chalet style residence remodelled and extended to an extremely high specification occupying a delightful village location. This stunning home offers exceptionally light and contemporary living featuring 4 bedrooms including a first floor master suite with dressing room and shower room, 2 further luxurious bathrooms, a splendid open plan living room with a fabulous quality fitted kitchen/dining room, family room, both with bi-fold doors opening to the sun terrace plus utility room. The property has the benefit of gas central heating and double glazing, there is a garage approached by a long drive and the delightful gardens extend to just over 0.25 acres with landscaped gardens to the front and the rear is arranged with an extensive sun terrace, wide lawns, well stocked herbaceous beds, fully enclosed by established trees, shrubs, etc. offering total privacy and seclusion.

Situated in this sought after village location just a short walk to a well regarded primary school, a local shop/post office, inn/restaurant and village hall. There are several footpaths in the vicinity providing a natural venue for walking, whilst Haywards Heath is just under 3 miles to the north, Burgess Hill is 3.7 miles to the west and Lewes 8.9 miles to the south, all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, superstores and a mainline railway station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the coast is less than 13 miles distant, whilst the South Downs National Park lies about 5 miles away providing a beautiful natural venue for countryside pursuits.



GROUND FLOOR

Entrance Useful under stairs coat hanging/storage recess. Chequered tiled floor. Handsome natural timber staircase with glass balustrade and brushed steel handrail to first floor.

Living Room 20' x 11'6" (6.10m x 3.51m) TV aerial point. Large double glazed window. Radiator. Natural timber floor. Wide opening to:

Superb Kitchen/Dining Room 20' x 18'8" (6.10m x 5.69m) Comprehensively fitted with a quality range of white high gloss fronted units with quartz work surfaces and upstands comprising island unit with twin inset stainless steel bowl with single lever mixer tap, adjacent work surface/breakfast bar, cupboards and drawers under. Stoves brushed steel **range cooker** incorporating 2 ovens, 5 ring gas hob and griddle, flanked by base drawer units, brushed steel extractor hood over. **2 integrated fridge/freezers**, cupboards over. Tall glass shelved double storage cupboard. 2 lanterns over dining area. Upright radiator. Ceiling downlighters. Natural timber flooring. Double glazed bi-fold doors with integrated venetian blinds to rear sun terrace and garden. Pocket sliding door to:

Family Room 16'2" x 10'5" (4.93m x 3.18m) Presently arranged as a bedroom. Range of fitted wardrobes. Upright radiator. Ceiling downlighters. Natural timber floor. Double glazed bi-fold doors with integrated venetian blinds to sun terrace and garden.

Luxury Bathroom White suite comprising Jacuzzi bath, counter mounted oval basin with wall mounted mixer tap, illuminated mirror over, oval wc with concealed cistern, walk-in shower with large rain water fitment and glass screen. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Fully tiled walls and tiled floor.

Utility Room 9'3" x 8' (2.82m x 2.44m) Enamel sink flanked timber work tops, integrated **dishwasher** and **washing machine** beneath. Range of fitted shelved storage cupboards with cupboards over. Upright radiator. Double glazed window. Door to outside. Opening to: **Inner Hall**.

Bedroom 2 13' x 11' (3.96m x 3.35m) Vaulted ceiling with 2 double glazed Velux windows. Built in double wardrobe. 2 wall light points. Double glazed window. 2 radiators. Polished wood block flooring.

Bedroom 3/Study 10'8" x 10' (3.25m x 3.05m) Built in double wardrobe. Fitted open display/book shelving to two walls. Double glazed window. Radiator. Ceiling downlighters. Wood block flooring.

Bedroom 4 9'9" x 9'2" (2.97m x 2.79m) TV aerial point. Double glazed window. Radiator. Wood block flooring.

Luxury Bathroom Contemporary white suite comprising plunge bath with rain water fitment, twin circular counter mounted basins with single mixer taps, mosaic tiled top, tile fronted cupboards beneath, circular wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Fully tiled walls and floor.

FIRST FLOOR

Landing Large double glazed Velux window. Door to **large eaves storage space**. Natural timber floor and glass balustrade.

Bedroom 1 15'8" x 15'3" (4.78m x 4.65m) With sloping ceiling to one side incorporating double glazed Velux window. Access to eaves. Large double glazed sliding window overlooking rear garden. Radiator. Ceiling downlighters.

Dressing Room 11'7" x 7'4" (3.53m x 2.24m) Fitted shelving and hanging rails. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with rain water fitment, glass sliding door, twin basins with single lever mixer tap, tiled splashback, cupboards beneath, wc with concealed cistern, tiled surround. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed Velux window. Ceiling downlighters. Tiled floor.

OUTSIDE

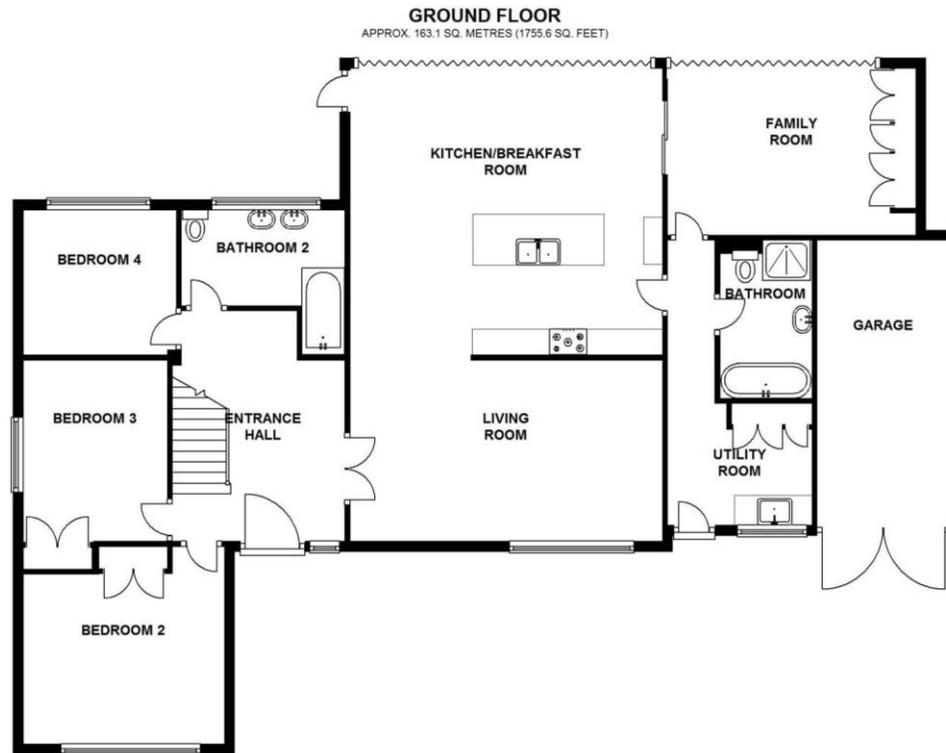
Attached Garage 18'7" x 8'6" (5.66m x 2.59m) Double doors. Light and power points. Electric meters.

Long Drive and Parking Area Stone filled. Offering parking for 4 vehicles. Approached by pair of five bar entrance gates. Specimen cupressus trees along the edge.

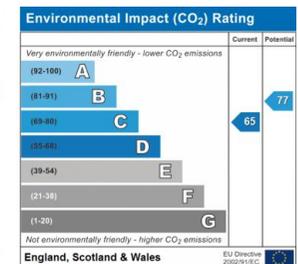
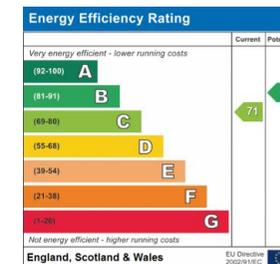
Landscaped Front Garden Lawn with central circular bed planted with established acer, enclosed by box hedging, brick and gravelled path and walls with sunken lilly beds, cherry and plum tree.

Lovely Rear Garden Arranged with a level lawn planted with specimen acres, L Shaped paved sun terrace adjacent to the property with flower planter, box hedge enclosed herbaceous bed. Greenhouse. **Timber shed**. Deep colourful flower and shrub borders with high established hedge concealing a wild garden area with sunken semi-circular feature. Paved path and established hedge to the side. **In all about 0.266 acres.**





TOTAL AREA: APPROX. 198.0 SQ. METRES (2131.4 SQ. FEET)



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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