





DESCRIPTION

Situated on the incredibly popular Ote Park development, which is known for its prominent community and annual events, this spacious 5-bedroom detached home provides so much space for a growing family. Benefitting from enough off-road parking for 3 cars, a detached garage and ample on-road parking nearby, this home provides a large family home with plenty of room for growth.

Located just a short walk from the estate are two Newsagents (World's End & St Andrews), Post Office, Hairdressers & Barbers, Launderette, Beauty Bar and a handful of independent take-aways. Within a short walk is the Wivelsfield Mainline Train Station which provides direct links to London and the South-Coast, and only within a short drive will you be in the surrounding towns and villages of Haywards Heath, Ditchling, Plumpton & Hassocks.

For outdoor enthusiasts, the development itself boasts an open field and small children's playground just moments from the property, while popular countryside walks at Ditchling Common and Ote Hall Farm are also within easy reach, which offer great dog walking routes, and regular Coffee & Cake Trucks.

The house offers excellent curb appeal, featuring a double-fronted façade, ample on-street parking, and a private driveway directly in front of the garage.

Step inside to a spacious entrance hall, providing access to all ground floor rooms. To the right, a versatile reception room benefits from a large bay window overlooking the front garden—perfect as a home office, snug, or playroom.

To the left, the open-plan kitchen/diner enjoys dual-aspect views, with a further bay window to the front and French doors opening onto the rear garden. The kitchen itself is well-equipped, offering generous workspace, ample storage, and built-in appliances, including a dishwasher,



FEATURES

- Five-Bedroom Detached House
- Arranged Over 3 Floors
- Detached Garage with Power
- En-Suite to Master Bedroom with Walkthrough Closet
- Parking for Multiple Cars
- 8 Minute Walk to Wivelsfield Train Station
- Catchment for Oak Tree Primary School

- Large Living Room with Patio Doors to Garden
- Open-Plan Kitchen/Diner
- Utility Room & Separate WC
- Desirable & Family-Orientated Development
- Second Reception Room/Snug/Office
- Private Rear Garden
- EPC Rating: B
- Council Tax Band: F

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		93
B	(81-91)	86	
C	(69-80)		
D	(56-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

