



GREAT HAYWARDS, AMBERLEY CLOSE, HAYWARDS HEATH, WEST SUSSEX, RH16 4AU.

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

**One of the oldest houses in the town
siting on a secluded 1 acre plot within
a 10-15 minute walk of the railway
station and town centre**

- Grade II listed 15th Century farmhouse
- Tucked away down a narrow gravelled lane
- 10-15 minute walk of railway station and town centre
- Occupying a secluded plot of approximately 1 acre
- Character features and good ceiling heights throughout
- Exposed oak timbers, floorboards and panelling
- Several impressive fireplaces including 2 Inglenooks
- Believed to be one of the oldest houses in the town
- Wonderful gardens with orchard and pond
- Driveway with timber framed cart lodge





GREAT HAYWARDS is believed to have been built at the end of the Middle Ages possibly as early as 1450 on empty heathland between the villages of Lindfield and Cuckfield in the manor of Heyworth & Trubwick as England recovered from the Black Death and War of the Roses. The house predates the town and even before the battle between the Roundheads and Cavaliers during the English Civil War in 1642 which took place on Muster Green which the farm must have adjoined during the same period. The owners have written a brief history of the house (based only on their own extensive research) and we also have a report by The Wealden Buildings Study Group which are available via links for inspection.

The property is a 4 bay timber framed Hall House of immense character and still retains several fireplaces which include two Inglenooks, exposed floorboards, wall and ceiling timbers internally with some brick, render and timber external elevations. The house has been very well cared for but would now benefit from some updating and offers potential for some alteration if required subject to the necessary planning consents.

The rooms are all of a good proportion and ceiling heights and timbers are higher than

would be expected of a house of this age and all have their own unique features. Worthy of a special mention is the dining room with its very wide Inglenook fireplace with bread ovens and exposed timbers and the main living room which is triple aspect and also has a rather lovely stone fireplace. The bedrooms are all of a double size with several fireplaces, exposed timbers and views over the gardens.

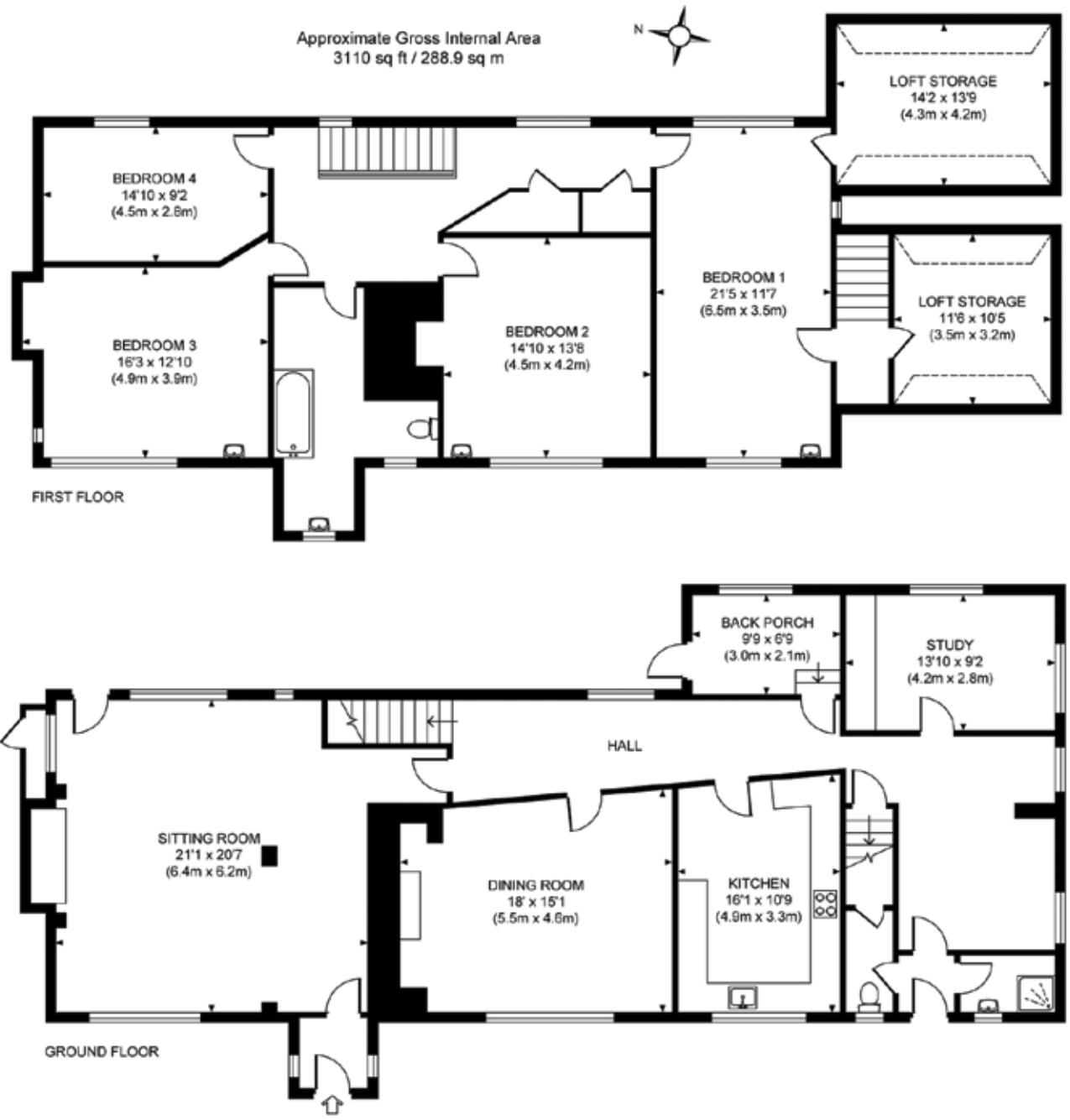
Outside, Great Haywards is accessed off a narrow gravelled no-through lane which is shared with just three other houses including an old barn. Twin five bar gates lead through to a gravelled parking area and up to the cart lodge. The plot extends to almost 1 acre and once in the orchard and rear gardens there is a high level of privacy with mature hedges, trees and shrubs screening the property well. The gardens are divided into several areas and to the far end there is a large duck pond.

Great Haywards is located down a gravel track that serves just 4 properties which runs off Amberley Close which in turn is off Wealden Way just to the west of the main town centre and to the south of Muster Green. The town's trendy Broadway with its numerous restaurants, cafes and

bars is within a 10 minute walk and the main shopping areas of South Road and the Orchards are also very close by. The recreational open spaces of Muster Green, Victoria Park, Beech Hurst Gardens, Bolnore and Ashenground Woods are all within a 10 minute walk. There is also a state-of-the-art leisure centre, numerous sports clubs and leisure groups within the town and have a nearby beauty spots including both Ditchling and Chailey common nature reserves, the Ashdown Forest, The South Downs National Park and the 180 acre Ardingly reservoir. The town has numerous primary schools and is served by two excellent secondary schools including Warden Park Secondary Academy in neighbouring Cuckfield and Oathall Community college with its farm in Lindfield. The local area is also well served by some excellent independent schools which include Great Walstead, Ardingly College, Cumnor House, Worth and Burgess Hill Girls while some of the other highly regarded schools in the county including Brighton College, lancing, Roedean and Bedes all run a school bus service with pick up points close by. By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5 miles to the west at Bolney or Warninglid.







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART CALL 01444 456431

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.

www.mansellmctaggart.co.uk

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
Tel: 01444 456431

Offices Throughout Sussex,
into Surrey and Park Lane Mayfair