



BYNDON, 90 LEWES ROAD, HAYWARDS HEATH, WEST SUSSEX, RH17 7SX

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An imposing 1930s character home of almost 4000 sq.ft. occupying a secluded 1.15 acre south facing plot within the desirable Lewes Road Conservation Area. The property is believed to have been built in 1936 by the reputed local builders Munnion and has been owned by the current owners since 1985 who have meticulously maintained the house, having carried out various improvements and extensions whilst retaining the inherent character features. The main rooms on both ground and first floor take full advantage of the south aspect and enjoy a pleasant view over the gardens and the swimming pool to the countryside beyond.

The versatile accommodation on the ground floor is arranged around a central reception hall with a wealth of exposed joinery including doors and door frames which continue throughout the house. The accommodation comprises: a triple aspect family room with fireplace and doors onto the rear terrace at the western end of the house, a substantial family sized kitchen/breakfast room fitted with a range of oak units, some integrated appliances and an Aga with doors into

a walk-in pantry, a cloakroom, separate utility room and boot room. In addition, there is a dining room with fireplace, a drawing room with fireplace and a lobby with second cloakroom leading through to a play/family room, a study and an enclosed sun loggia. On the first floor, there is the landing with several fitted cupboards. When the house was extended to the western end, the owners created the perfect master suite which now comprises a substantial bedroom with fireplace and a great outlook over the gardens and countryside beyond, a particularly impressive dressing room which has been handmade by 'Clive Christian' in oak to match the fitted bedroom furniture and an impressive en-suite bathroom which has been fitted with a white suite to include a bath inset within a marble surround, a separate shower cubicle and a vanity with twin basins and a stone surround. The guest bedroom also has a fireplace and en-suite shower room with three further character bedrooms, a family bathroom and separate WC.

**Outside:**

The house is approached through a wooden five bar gate which leads into an impressive courtyard parking area

with a permeable resin based surface and flanked on one side by a large ornamental pond and the other by an area of lawn with raised and well-stocked flower beds. Attached to the eastern end of the house is a double garage with workshop behind. Some years ago the owners acquired an additional plot to the west side of the house which offers tremendous potential for a separate building plot if required subject to the necessary planning consents. This area provides another large lawn and play area or the potential to create a tennis court, if desired. The rear garden enjoys a directly south facing aspect and comprises: a brick paved terrace with a gravel pathway leading along the rear of the house where there is an impressive and mature wisteria. The pathway follows down a series of steps under a pergola leads down to the pool area which is fully enclosed by iron railings and hedging to create a windbreak with an adjacent shed and adjoining plant room. The gardens are mainly laid to lawn and enclosed by hedging. In all about 1.15 acres.











## Location:

The property occupies a generous plot on the desirable south side of the Lewes Road on the town's south eastern outskirts and makes up part of the Conservation Area. Haywards Heath town centre is within 1.5 miles where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further on where there are numerous restaurants, cafes and bars. The town has numerous leisure groups, sports clubs, a leisure centre and within close proximity there are several golf clubs and beauty spots including the River Ouse Valley path, both Ditchling and Chailey common country parks, the Ashdown Forest and the South Downs National Park.

There are excellent local schools in the town and numerous independent schools locally which

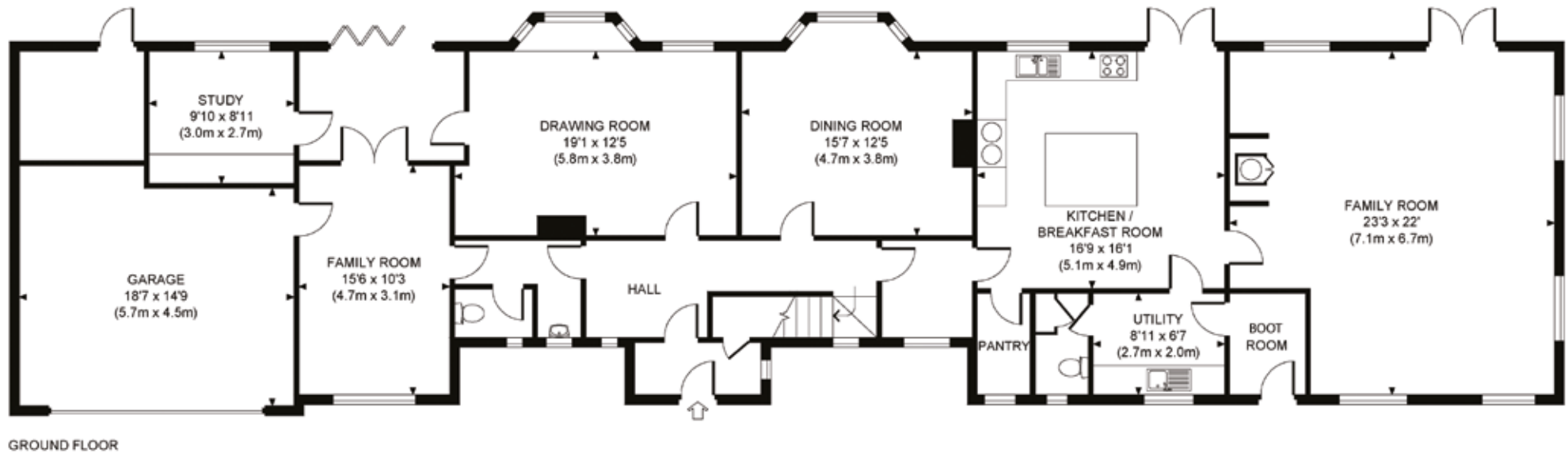
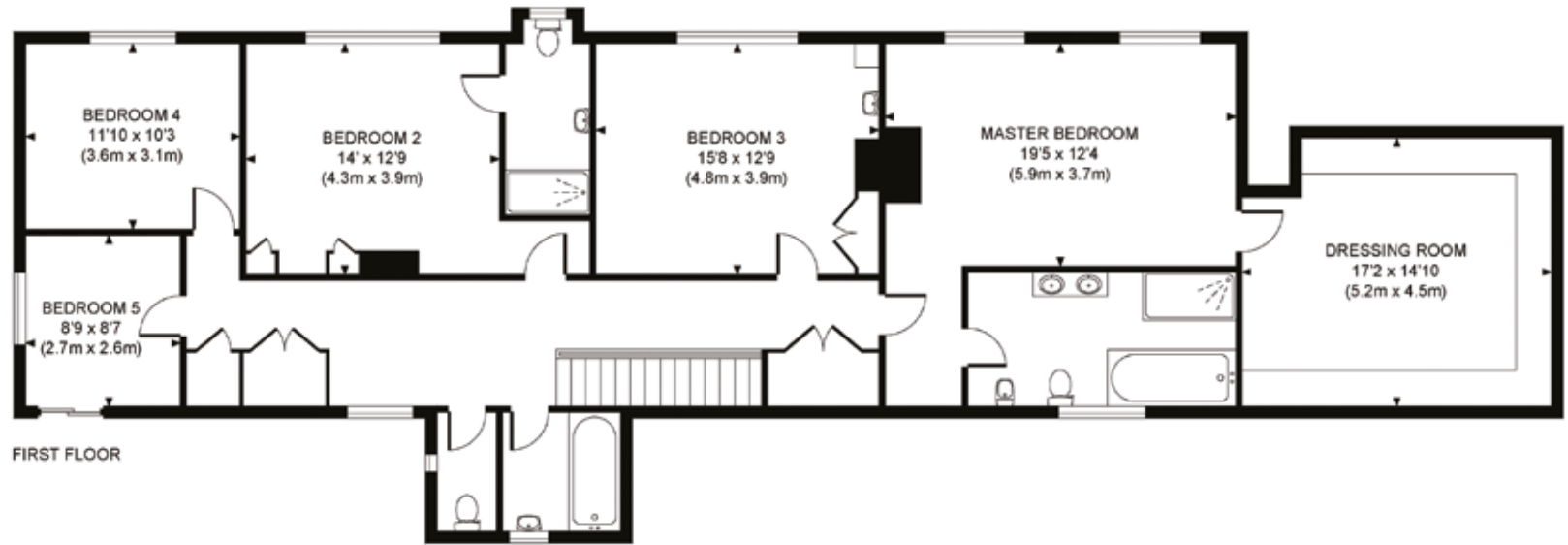
includes Great Walstead, Cumnor House, Ardingly College, Worth, Michael Hall and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Bedes and Lancing College all run school bus services with pick up points close by. The village of Lindfield is close by where there is a picturesque tree-lined High Street, a duckpond, common and a traditional range of shops, boutiques, pubs and restaurants.

By road access to the major surrounding areas, Brighton, Gatwick and the M25 can be swiftly gained via the A272 and the A/M23. The latter lying about 7 miles to the west at Bolney or Warninglid.

## Directions:

From the forecourt at Haywards Heath's railway station turn right and proceed straight over the roundabout into Sydney Road. At the next roundabout take the third exit (Extreme right turn) and follow up Oathall Road. Proceed over the mini roundabout and up the long hill all the way to the next large roundabout and take the second exit (A272) into Franklynn Road. At the next large roundabout adjacent to the Princess Royal Hospital proceed straight over onto the next roundabout and take the first exit left into the Lewes Road. The entrance to Byndon (No. 90) is approximately one third of a mile along on the right hand side. For individual directions please contact the sole agents.

Approximate Gross Internal Area  
3981 sq ft / 369.8 sq m



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.



