



RENNISTON, ROOKERY WAY, HAYWARDS HEATH, WEST SUSSEX, RH16 4RE

MANSELL
McTAGGART
ESTATE AGENTS SINCE 1947



A detached Turner designed character home occupying a 0.45 acre plot in a desirable cul-de-sac with views to the South Downs.

Detached 1930s home designed by the renowned local architect Turner.

- Wonderful gardens and grounds of 0.45 acres
- Retaining a wealth of original character features
- Desirable cul-de-sac on the southern side of town
- Spacious reception hall and cloakroom
- 3 separate reception rooms
- Family sized kitchen/living area, utility room
- Master bedroom with en-suite shower room
- Second bedroom with dressing room
- 2 further large bedrooms and family bathroom
- Private driveway parking and garage
- Beautiful mature front and 162' x 66' rear gardens
- Separate productive vegetable garden (59' x 33')
- EPC rating: C
- Council Tax Band: G

A substantial detached 1930s Turner designed house on a 0.45 acre plot within this desirable cul-de-sac on the town's southern side. The present owners have owned the property since 1990 and during that time have carried out various improvements. The house retains many of the original features inherent with the renowned architect's work including a wealth of oak joinery.

The deceptively spacious accommodation on the ground floor is arranged around a large reception hall and comprises: a cloakroom, a large living room with an Inglenook fireplace, a separate dining room with brick fireplace, a study, a family sized kitchen/living area fitted with a range of cream coloured Shaker style units, black granite worktops, some integrated appliances and ample space for a table and chairs, a pantry and a utility room with internal door to garage.

On the first floor there is a master bedroom with a range of fitted wardrobes and refitted en-suite shower room, a second substantial bedroom with a range of wardrobes and a door leading into dressing room/bedroom with some plumbing, which would make way for another bathroom if required, two further generous double size bedrooms and a family bathroom fitted with a white suite to include a freestanding roll top bath and separate shower cubicle. Three of the main bedrooms face the front and enjoy distant views to the South Downs.

OUTSIDE

The property is approached from the road over a block paved driveway providing ample off-road parking and leading to an attached single garage. The front garden is mainly laid to lawn and has two impressive magnolia trees and numerous flowering shrubs. The rear garden is divided into two areas: the first area comprises a full width paved terrace with steps up onto the lawns with stocked beds and borders and a substantial brick and timber framed greenhouse being fully enclosed by mature hedging and to the far end there is a separate vegetable garden.

LOCATION

Rookery way is one of the town's best kept secrets and is made up of an impressive range of large houses to form part of the Fox Hill area on the town's southern edge. Open countryside is close by interspersed with footpath and bridleways linking with the neighbouring districts. Fox Hill is a prime residential area on the town's southern edge and has always been popular with families and is even more popular now the new Haywards Heath/A272 relief road is open, giving swift access out to the Warden Park Secondary Academy in Cuckfield and the A23 in the west. Countryside is close by interspersed with footpaths and bridleways linking with the neighbouring districts. Fox Hill has its own pub/restaurant and within a short walk is a Sainsbury's local store on Wivelsfield Road. The town centre is approximately half a mile to the north where there is an extensive range of shops, stores, restaurants, cafes and bars. There is a Sainsbury's Superstore and a new Waitrose Store by the station. A regular bus service runs along Fox Hill linking with the town centre and mainline railway station.

Schools:

St Wilfrid's Primary (0.7 miles)

St Joseph's R C Primary (1 mile)

Northlands Wood (0.8 miles)

Warden Park Secondary Academy (2.7 miles)

Oathall Community College (1.7 miles)

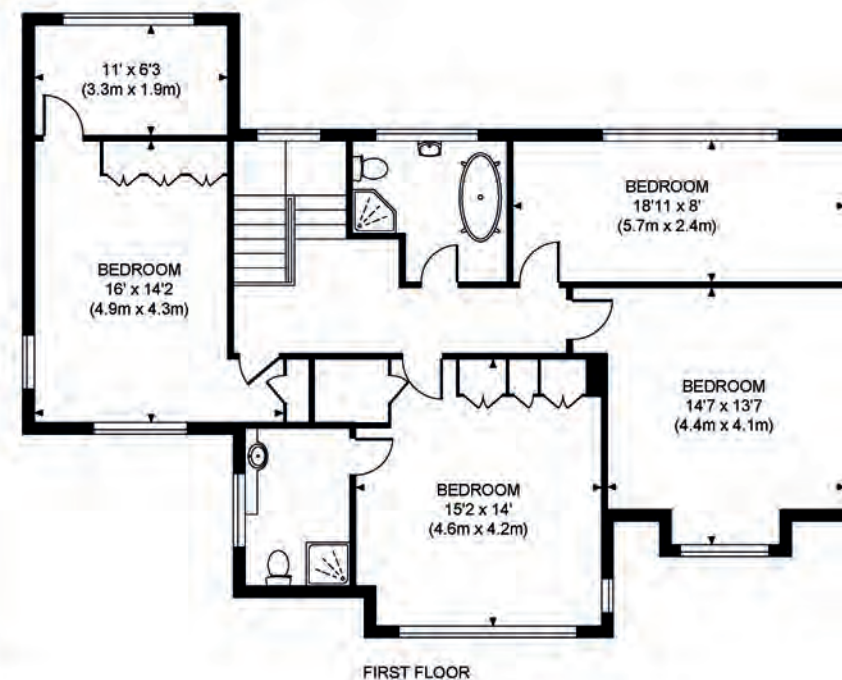
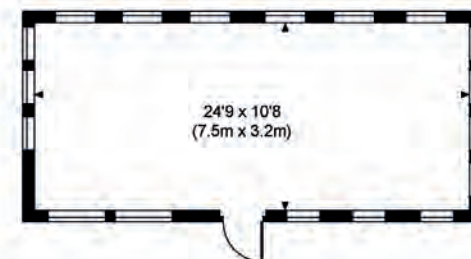
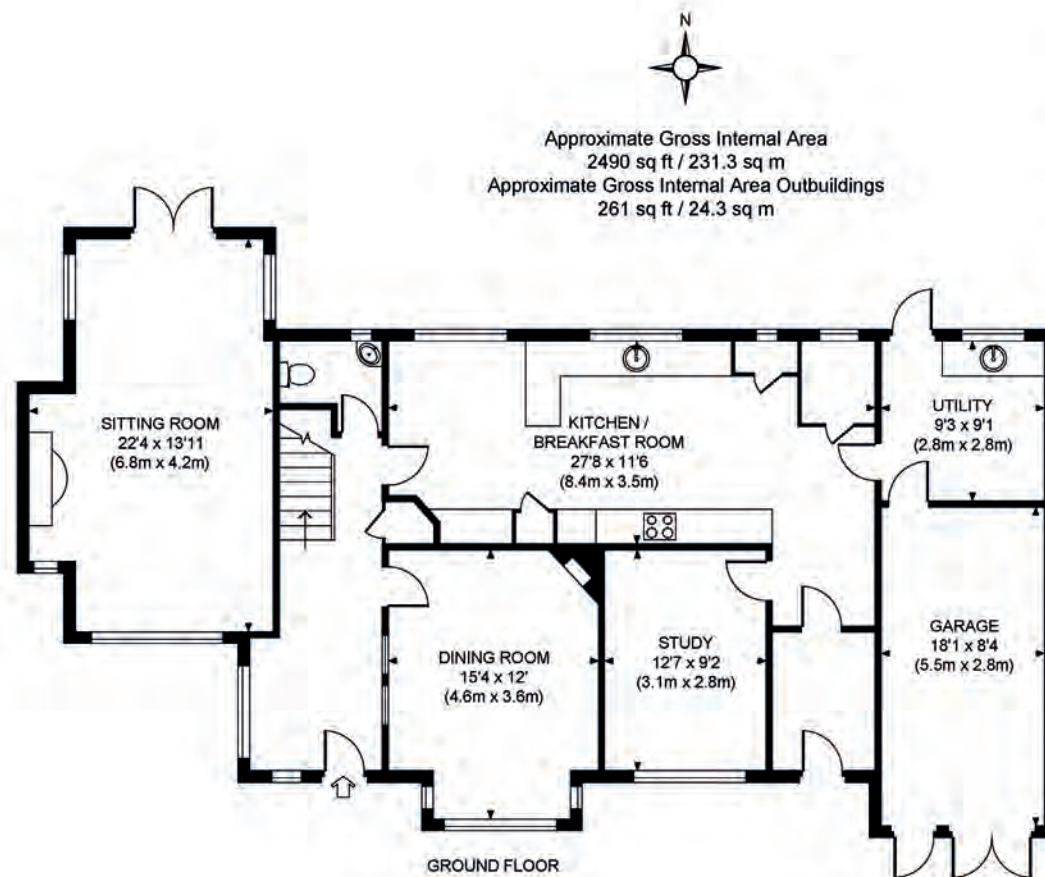
The area is well served by some excellent independent schools (which all provide a school bus service with pick up points close by) including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls, Brighton College, Roedean, Worth and Bedes.

Railway Station: Haywards Heath (1.75 miles) - fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Gatwick Airport (15 miles); Brighton Seafront (14 miles) and Central London (44 miles)







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.

