



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

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947





- A fine 1930s house of immense character
- Highly desirable address on the southern edge of this popular town
- Elevated position with glorious views of the South Downs
- South facing plot of 1.1 acres
- Swimming pool and tennis court
- Many character features inherent of the period
- Completely new roof in 2013
- Bespoke kitchen and utility room
- New anodised aluminium double glazed windows in 2009
- Attached double garage
- Store with wine cellar
- EPC rating: E
- Council Tax Band: G

A fine detached character home on a sunny elevated 1.1 acre plot with distant views of the South Downs in one of the town's most desirable addresses. This beautiful house was built in the 1930s to a high standard and still retains a wealth of character features inherent to the period with some additional enhancements by the present owners. The house has been particularly well cared for and is presented for sale in excellent order throughout for a home of its size and age.

The grand accommodation on the ground floor is arranged around a central reception hall and comprises: a sitting room with a bespoke floor-to-ceiling stone fireplace which was commissioned by the present owners with detailing to match the gable ends, a separate panelled dining room, a separate living room with stone fireplace and a fitted study. The stunning kitchen, fitted by Design Interiors, includes a range of high-gloss units, Corian work surfaces and integrated appliances. There is a separate utility/boot room fitted to the same specification as the kitchen. On the first floor there is a master bedroom suite which comprises: a bedroom enjoying the distant views over the gardens towards the South Downs and a fireplace, a walk-in dressing room and a bathroom. There are 4 further bedrooms, a family bathroom and a separate large shower room.

OUTSIDE

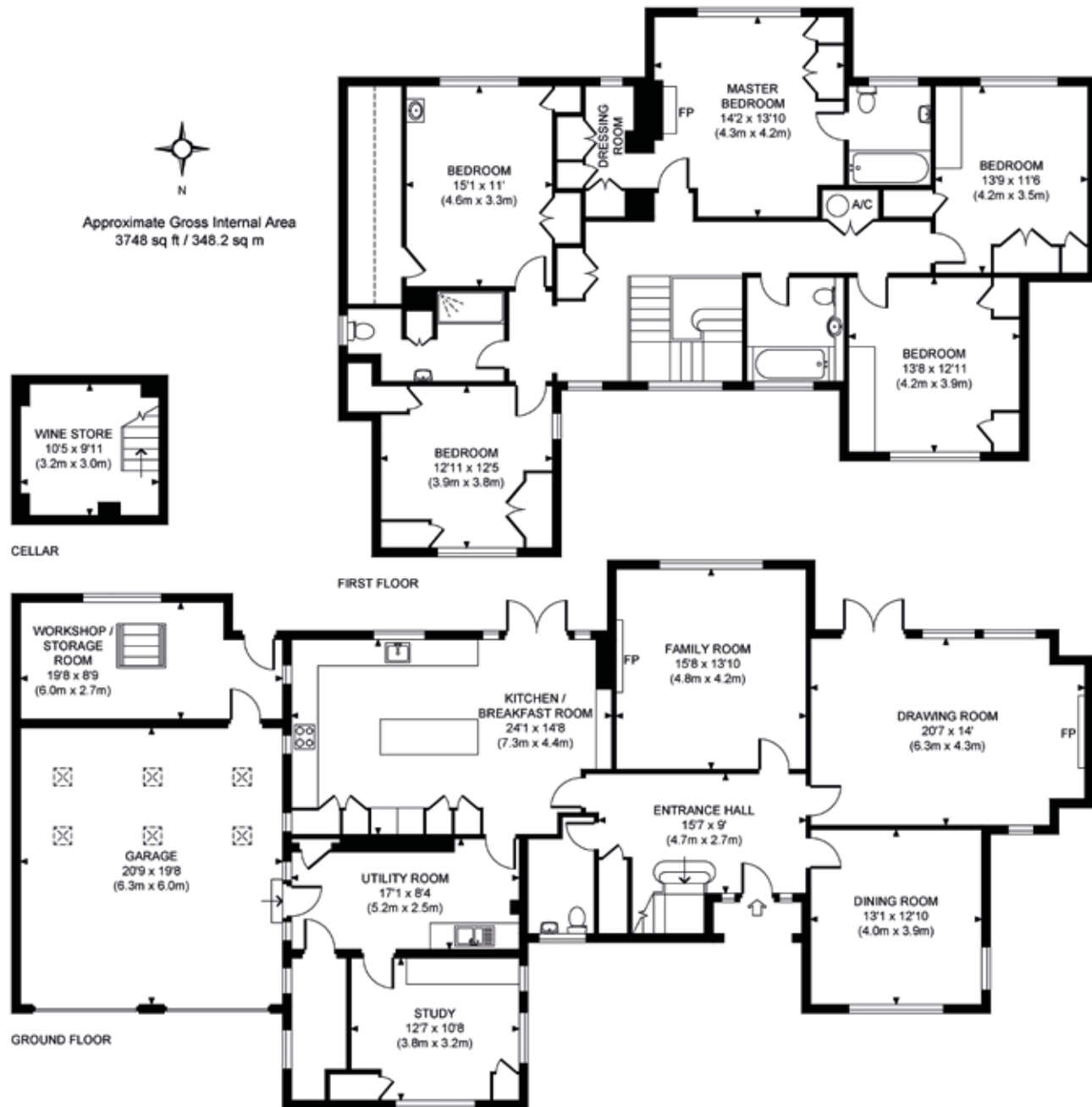
The house is approached over a wide driveway flanked on either side by manicured areas of lawn and stocked rose beds leading to an attached double garage. The rear gardens slope away to the south and are arranged on three levels which includes an upper terrace leading onto a heated swimming pool which in turn leads onto an area of lawn. Towards the bottom of the garden is a fully enclosed tennis court which would require re-surfacing. The plot is enclosed by mature hedging, fencing and across the rear by some mature trees creating a good screen from the farmland behind.

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, 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 0.75 miles 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, mainline railway station and Brighton.

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 Bede.





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.



DIRECTIONS

From London take Junction 7 off the M25 and follow the M23 south towards Gatwick Airport and continue onto the A23 towards Brighton. Leave the A23 at Bolney and follow the A272 in an easterly direction towards Haywards Heath until reaching the roundabout (after 6 miles) with the junction of Rocky Lane and the B2112. Take the 4th exit (extreme right) onto the B2112 South towards Ditchling and follow down Fox Hill for approximately 200 yards and take the first road on your right into Rookery Way. Mallows is the third house on the left.

From Brighton: follow the A23 through Preston Park and join the main A23 dual carriageway towards London and leave the A23 at the first exit at Pyecombe towards Hassocks on the A273. Follow over the hill and at the bottom of the hill at Clayton turn right onto the B2112 towards Ditchling and Haywards Heath. Proceed through Ditchling and once through Wivelsfield you will enter Haywards Heath passing the Fox & Hounds pub on the left and proceed up Fox Hill. Rookery Way will be on the left hand side towards the top of hill. For individual directions please contact the agents.

Railway Station: Haywards Heath (1.75 miles) - London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By car: Central London (44 miles), Gatwick Airport (15 miles) and Brighton Seafront (14 miles).

