

A 1930's 4 bedroom character home occupying an elevated 1 acre south facing plot in this prime residential cul-de-sac with distant views to the South Downs offering great potential for extending STPP.



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

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- Character home in prime location
- Sunny south facing plot with tennis court
- Glorious views to the South Downs
- Ideal for extending and reconfiguring STPP
- Would benefit from some updating
- Ample driveway parking and double garage
- Garden studio building with potential
- Living room with open log fire
- 2 additional reception rooms
- Kitchen/breakfast room and large utility room
- Large master bedroom with en-suite shower room
- 4 further bedrooms and family bathroom
- Numerous original character features throughout
- EPC rating: E
- Council Tax Band: G

A 1930's 4 bedroom character home occupying an elevated 1 acre south facing plot in this prime residential cul-de-sac with distant views to the South Downs offering great potential for extending STPP. We believe the house was built in the 1930s and was possibly designed by the renowned local architect Harold Turner and still retains many of the classic character features including exposed oak joinery and some leaded light, stained glass windows. The property would benefit from some updating although some buyers may wish to extend and reconfigure the accommodation or even convert the substantial attic space if required STPP. The accommodation on the ground floor is arranged around a grand reception hall with the original oak staircase rising to the 1st floor and there are 3 separate reception rooms, a family sized kitchen, a big utility room with internal doors leading through to the garage. On the first floor there is a substantial master bedroom enjoying the distant views to the South Downs with en-suite shower room, 3 further bedrooms, bathroom and separate WC

OUTSIDE

To the front of the house there is a driveway providing parking for several cars leading up to the garages. The rear gardens are a particular feature enjoying a sunny southerly aspect and have been laid out on different levels. An upper terrace and lawn adjoins the rear of the house and steps down to a further paved terrace which is surrounded by herbaceous beds and borders and overlooks the tennis court. Beyond the tennis court is a large area of lawn and on the east side is a timber studio building which is in need of attention and could make way for a fabulous garden building ideal for to create a home office/gym/annexe. In all, the grounds extend to about 1 acre.

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 and 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.

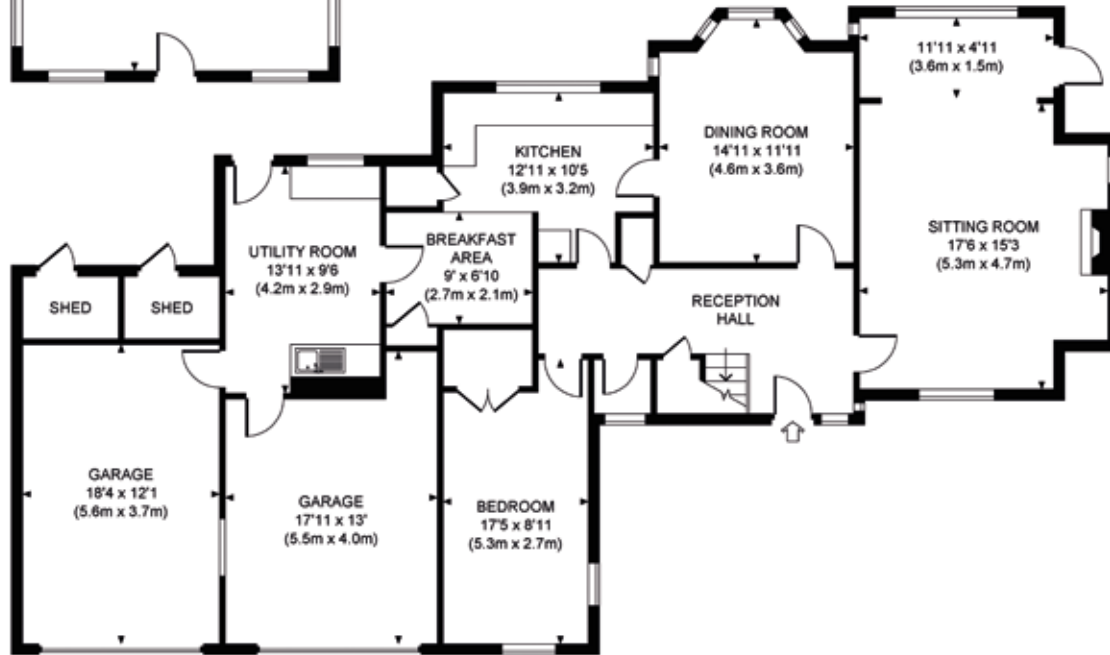
Schools: St Wilfrid's Primary (0.7 miles); St Joseph's R C Primary (1 mile); Northlands Wood (0.8 miles); Warden Park Secondary Academy (2.7 miles); Oathall Community College (1.7 miles) The area is well served by some excellent independent schools (which provide a school bus service with pick up points close by) including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls, Brighton College, Roedean, Worth and Bedes.







Approximate Gross Internal Area
2401 sq ft / 223.0 sq m
Approximate Gross Internal Area Outbuildings
581 sq ft / 54.0 sq m



GROUND FLOOR



FIRST FLOOR

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 to 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. Greenstones is the first house on the left.

From Brighton: follow the A23 through Preston Park and join the main A23 dual carriageway towards London and take 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) - 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)

