

Lingworth & Coach House, 17 Oathall Road, Haywards Heath, West Sussex RH16 3EG



**MANSELL  
McTAGGART**  
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*A 10 bedroom detached Edwardian house with a newly converted 4 bedroom detached Coach House, an indoor swimming pool and tennis court, ideally placed in the heart of this bustling town within a 5-10 minute walk of the railway station*

## *in brief...*

- Detached 10 bedroom home (6735 ft.<sup>2</sup>)
- Separate 4 bedroom detached Coach House (1618 ft.<sup>2</sup>)
- Ideally placed within the conservation area
- A rear gate leads directly on to Clair Park
- 5-10 minute walk of the railway station
- Ideal for extended families or alternative uses STPP (care home, nursery school, guesthouse, offices)

## *in brief...*

- Impressive indoor swimming pool complex
- Floodlit tennis court
- Planning consent granted for double garage, store & WC)
- Close to local schools and within easy reach of numerous independent schools
- Fast commute to London and Gatwick airport
- Manageable garden areas in all about 0.7 acres.
- For sale with no onward chain

## *the location...*

The house is located on the desirable west side of Oathall Road within a few hundred yards of the town centre, the restaurants in The Broadway and the railway station. Clair Park provides a direct extension to the outside space adjoining the property and is made up of ancient woodland and is the home of Haywards Heath cricket club. Access to all facilities can be swiftly gained on foot via the park including the railway station and the soon to open Waitrose store. The town also has a leisure centre, numerous sports clubs, golf club and several other large parks and woodland providing great walking. There are several primary schools within walking distance and the town is fed by two secondary schools which include Oathall Community College with its farm on the Lindfield borders and Warden Park Secondary Academy in neighbouring Cuckfield.

see more on back page







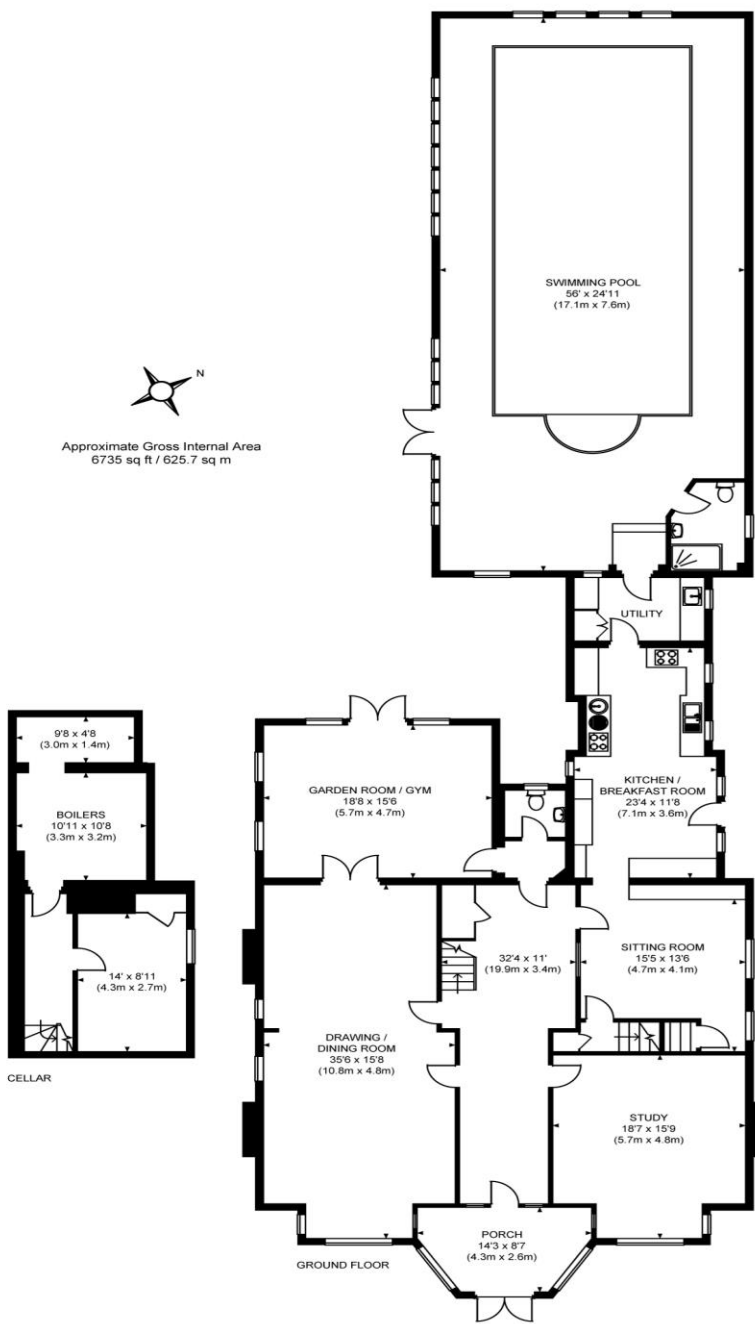
## *the house in more detail...*

This is one of the largest properties in the heart of the town to come onto the market in recent years, ideal for an extended family and offering great potential for change of use to a care home, nursery school, boutique hotel or offices. The property is located within the Heath conservation area on a 0.7 acre plot with direct access onto Clair Park at the rear providing wonderful walks and swift pedestrian access through to the railway station.

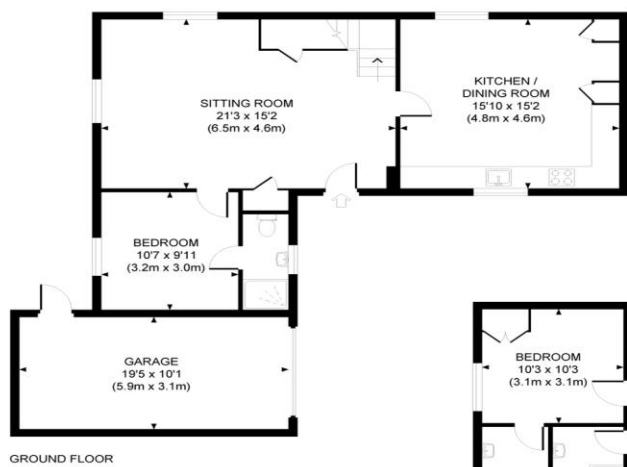
The Old Coach House is located at the far end of the plot and approached over a long newly laid driveway, overlooks Clair Park and has just been the subject of a major refurbishment and enlargement program to create a luxurious 4 bedroom, 4 bathroom detached home with adjoining garage and courtyard. This would be ideal for staff use, family or could be let out separately for around £2000 per month to generate an income.

The main house was refurbished a few years ago and benefits from modern fittings throughout although some buyers may wish to add their own personal touches to the decorations and fittings. The accommodation which spans 4 floors including the cellars which on the ground floor is arranged around an impressive reception hall with turning staircase up to the first floor landing. All the living areas are of generous proportions and the kitchen benefits from having an AGA oven. On the first floor there are 5 bedrooms and 5 bathrooms with 5 secondary bedrooms and 6th bathroom on the second floor.

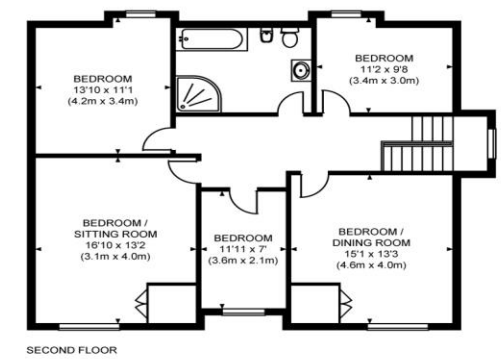
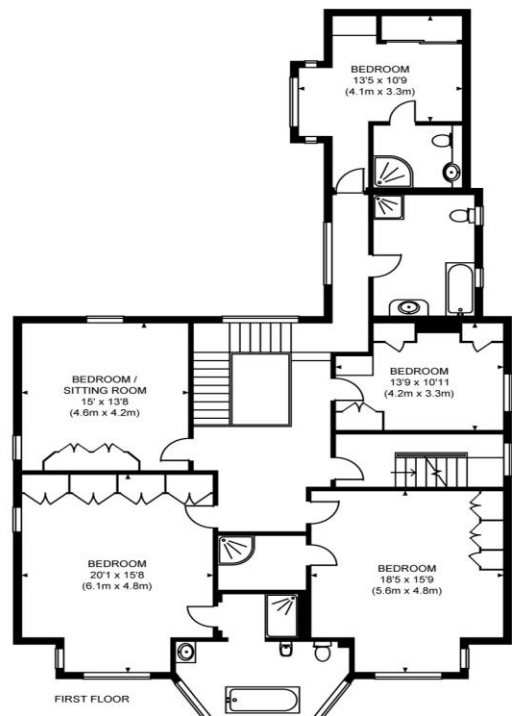
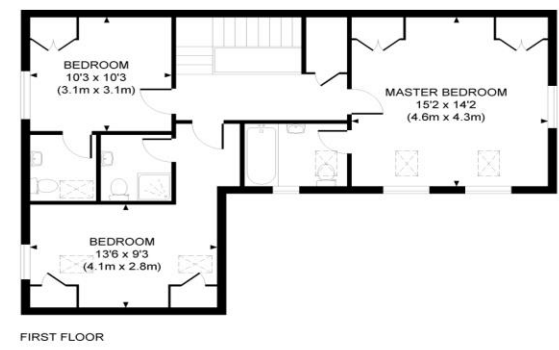




Approximate Gross Internal Area  
6735 sq ft / 625.7 sq m



Approximate Gross Internal Area  
1618 sq ft / 150.3 sq m



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

## *the grounds...*

The pool complex has been thoughtfully created with a larger than average heated swimming pool, Jacuzzi and electricity safety cover, atmosphere control system, adjoining shower room. There are windows and doors out to the south and west aspects.

Lingworth is approached via an impressive pillard entrance with a carriage driveway (newly laid) with ample parking in front of the main house. Planning consent was granted on 26.07.2016 to build a large double garage with an adjacent gardeners store and WC ([www.midsussex.gov.uk](http://www.midsussex.gov.uk) planning ref DM/16/2363). The front garden has an ornamental fish pond and various stocked beds and borders and is partly enclosed from the road via iron railings and brick pillars. The new driveway leads down the northern side of the house to the coach house.

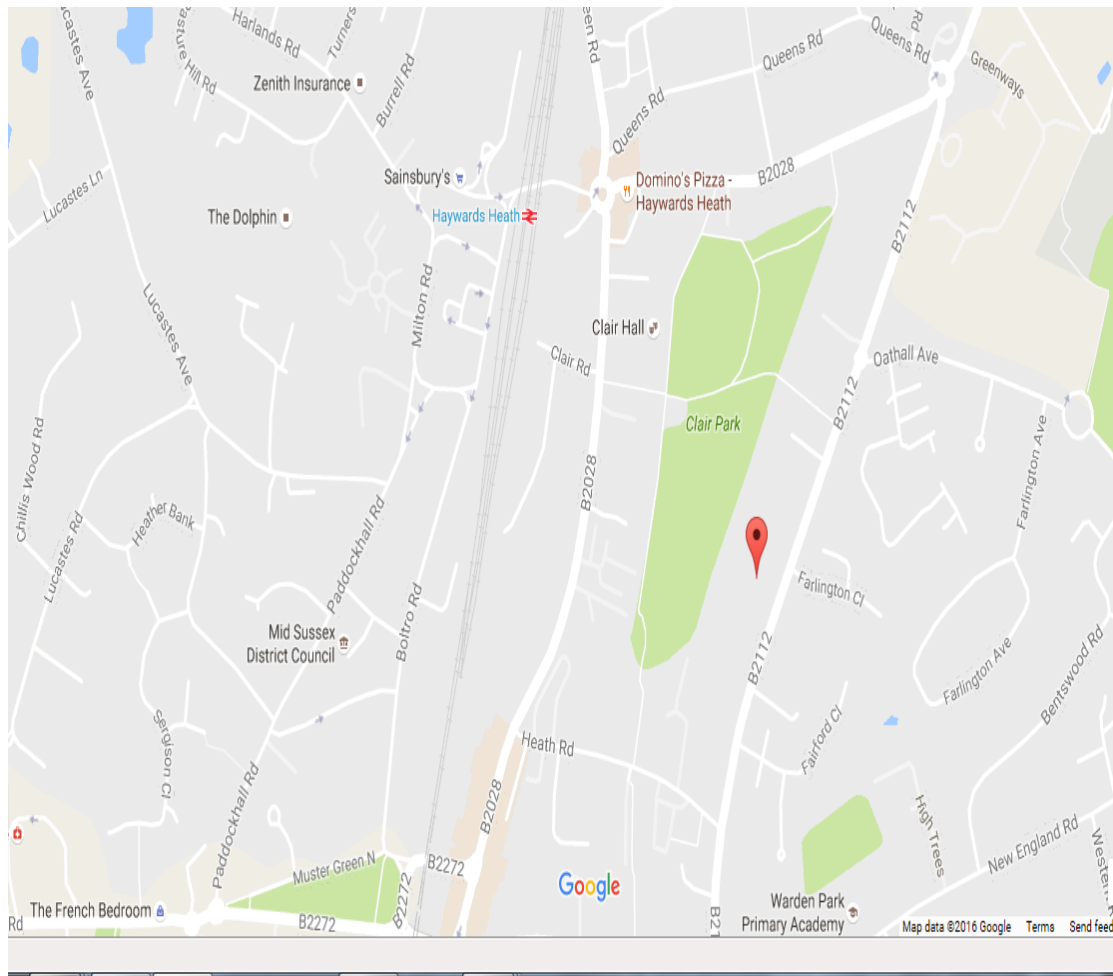
The rear garden comprises a south facing paved terrace with a raised ornamental fish pond and adjacent area of lawn and adjoins the floodlit tennis court. A gate at the end of the garden give direct access onto Clair Park which includes ancient woodland interspersed with pathways which leads down to the cricket ground and provides a swift and more pleasant access on foot to The Broadway, town centre and railway station.



## the location...

maps courtesy of  
Google maps

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Haywards Heath, West Sussex RH16 3EG



### distances

- Haywards Heath Railway station 0.4 (on foot) (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

more details from  
[www.thetrainline.co.uk](http://www.thetrainline.co.uk)

- Gatwick airport 14
- Brighton seafront 16
- Central London 40
- Heathrow airport 49
- A23 Bolney 5 miles
- M25 (junction 7) 24 miles

### location

The district is well served by some excellent independent schools including Great Walstead, Ardingly College, Worth, Cumnor House and Burgess Hill girls. These and some of the counties other excellent schools including Brighton College, Bedes, Roedean and Lancing College all run a school bus service with pick up points close by.

The neighbouring village of Lindfield with its picturesque High Street is within a short walk where there is a pretty duck pond, large common which holds several events over the year, and traditional range of shops, boutiques, pubs and restaurants.

Nearby beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the South Downs National Park and the 180 acres Ardingly reservoir with its water sport facilities.

Brighton city centre is about 15 miles to the south with its excellent shopping, cultural and leisure amenities and seafront.

By road access to the major surrounding areas can be swiftly gained via the A272 and A/M23 at Bolney/Warlinghid linking with the M25.

more details from Mansell McTaggart...

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

email: [hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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