



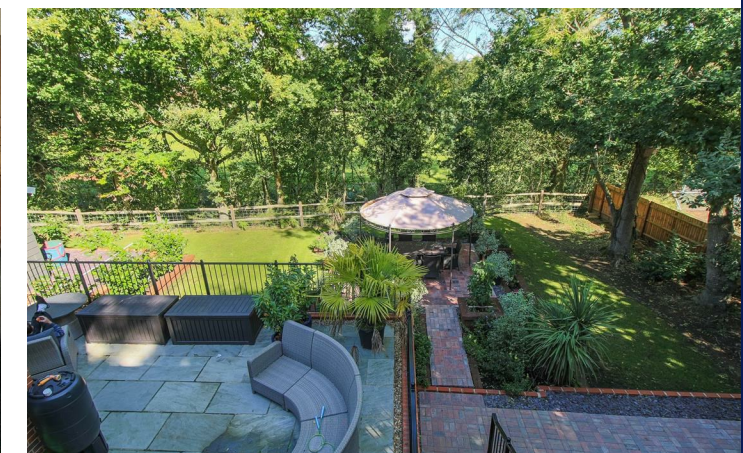
BRITISH PROPERTY AWARDS

2016



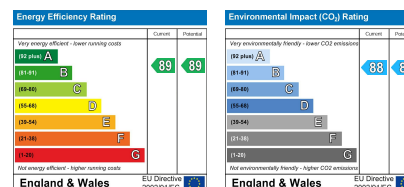
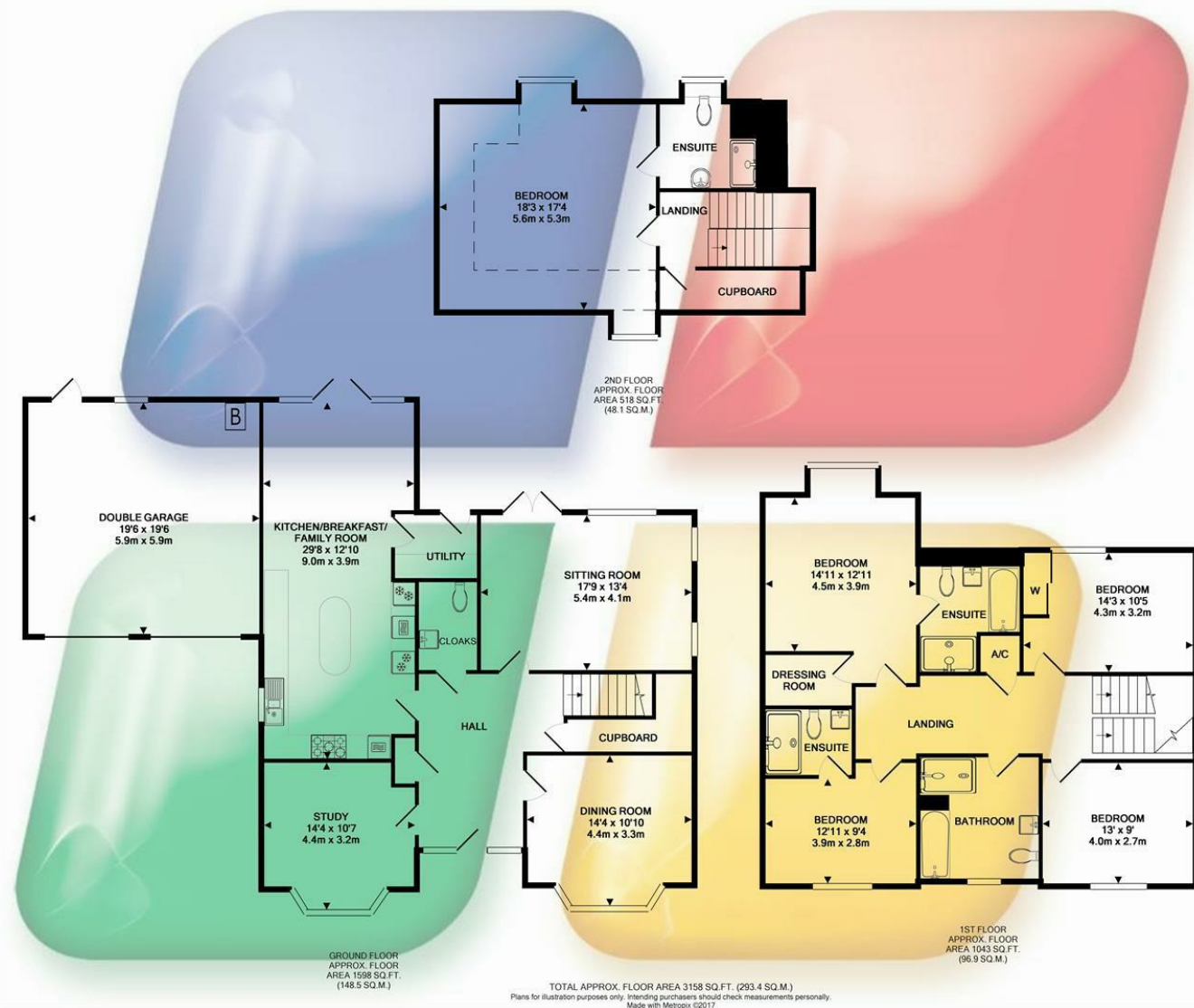
GOLD WINNER

ESTATE AGENT IN HAYWARDS HEATH



7 Oldfield Drive, Haywards Heath, West Sussex, RH17 7TF

Guide price £1,195,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
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7 Oldfield Drive, Haywards Heath, West Sussex, RH17 7TF

What we like...

- \* Only one year old meaning there are 9 years remaining on NHBC warranty.
- \* Stunning high specification throughout.
- \* Four reception spaces meaning plenty of room for all the family.
- \* Private close set well-back from the Lewes Road but providing easy links East & West.
- \* 18ft x 17ft bedroom on the second floor offers a host of uses.

#### Step inside...

A stunning five bedroom detached family home built to a superior specification in 2016 by the highly regarded 'Cala Homes'.

The accommodation extends to over 3,100 sq ft and provides both spaciousness and versatility that is ideal for modern family living.

The ground floor is arranged around a central reception hall and boasts four separate reception spaces. The 30ft kitchen/breakfast/family room is a stunning space with contemporary high gloss units, granite worksurfaces, an extensive range of integrated appliances and 'French' doors open on the garden. There is a separate utility and rear access making this ideal entrance after a dog walk!

Further accommodation includes the sitting room, formal dining room with bay window and large study, which is currently being used as a snug.

A turned staircase rises to the first floor which boasts four double bedrooms and the stylish family bathroom with walk-in shower. The master bedroom enjoys a walk-in dressing room and en-suite with bath & shower.

The second floor consists of a superb 18ft x 17ft bedroom with smart en-suite shower room. This flexible room could also be used as a cinema room or studio for an au-pair. This level also has a large walk-in store cupboard.

Further attributes include Villeroy & Boch sanitary ware, gas fired central heating (underfloor heating to ground & first floor, radiators to second floor), PV solar panels, timber-framed double glazing throughout, high degree of energy efficiency (EPC: B) and the latest media connections including Sky TV & Freeview. There is also nine years remaining on the NHBC and two years on Cala Homes 'aftercare' service.

#### Step Outside...

To the front is driveway parking for two cars in front of the attached double garage. The garage has electronically operated doors with storage above.

The private rear garden has been landscaped and boasts a paved terrace which overlooks the lower level of the garden, which is laid mainly to lawn. There is a further patio area which provides the ideal space for 'al-fresco' dining and are two large storage sheds. The garden is enclosed by fencing and enjoys a leafy, wooded outlook.



#### The Location...

Oldfield Drive is a private, select residential close lying off of the prestigious Lewes Road on the Eastern fringe of Haywards Heath. There are swift vehicular links in to Haywards Heath town centre with its extensive shopping & leisure facilities and Haywards Heath station provides excellent commuter links into London (approximately 47 mins to London Bridge/Victoria), Gatwick International Airport and Brighton, making this the ideal position for commuters both nationally and internationally. The A272 provides vehicular access both East & West with the 'Haywards Heath bypass' providing access to the M23 motorway network at Warninglid/Bolney.

Shopping facilities include The Orchards Shopping Centre, Sainsbury's Superstore and Waitrose. The villages of Lindfield, Cuckfield and Ditchling provide independent boutiques & stores whilst the cosmopolitan seaside city of Brighton is approximately 15 miles distant and boasts the famous 'Lanes'.

The local area offers reputable schooling in both private & state sectors including Great Walstead Preparatory, Cumnor House, Ardingly College, Hurstpierpoint College, Burgess Hill School for Girls, Worth School and Brighton College. Haywards Heath also provides well regarded state schooling including Northlands Wood Primary School, Warden Park and Oathall Community College.

Haywards Heath is surrounded by beautiful open countryside with the South Downs National Park and Ashdown National Park both providing glorious walks. Nearby Ardingly provides a reservoir for water activities and boasts the annual 'South of England Show' whilst there are also an array of golf courses including Mid Sussex, Pyecombe and Haywards Heath. Nearby Botanic gardens include Borde Hill, Wakehurst Place and Nymans.

#### Information

Tenure: Freehold

Local Authority: Mid Sussex District Council

Service Charge: £100 PCM

Council Tax Band: G (£268 PCM)

