



Pellingford House

HURSTWOOD LANE | HAYWARDS HEATH | WEST SUSSEX | RH17 7QY

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Situation

A bespoke detached house with a beautiful 'Tom Howley' kitchen set in generous grounds of approximately 0.65 of an acre with a south facing rear garden, heated outdoor swimming pool and a range of outbuildings

The property is situated on the periphery of Haywards Heath which provides a comprehensive range of local shops, amenities, pubs & restaurants with the Broadway and the Orchard shopping centre along with a leisure centre. Regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 45 minutes) can be reached by car in approximately 25 minutes. This area of Sussex benefits from a variety of superb private and state schools for all ages, within easy reach of the village.

Built in 2015 and forming part of select development of 2 luxury houses 'Pellingford House' is a sizable property arranged over 3 floors amassing to approximately 4,270sq ft (inc. outbuildings). Built to a 'Sussex Style' this detached, family house blends traditional elements with a more contemporary layout and high quality finishes to suit the modern lifestyle. The current vendors have significantly improved the property with the glorious addition of a bespoke 'Tom Howley' kitchen and utility room with high end fitted appliances. The majority of the bathrooms and sanitary ware have also been updated with luxury suites. 3 sizable reception rooms form the remainder of the ground floor all accessed via the bright reception hall. The first floor galleried landing provides access to 4 double bedrooms and the family bathroom. It should be noted that the principal bedroom and guest suites benefit from dressing rooms and en-suite bathrooms. Stairs lead to the second floor where 2 further double bedrooms reside along with a shower room. The attention to detail continues into the beautifully landscaped gardens and grounds extending to the south with manicured lawns bordered by hedgerow. Adjoining the rear of the property is a sizable, elevated stone terrace overlooking the heated outdoor pool and pool house. From the garden there is access to the attached insulated gym. Behind twin electronically controlled entry gates a sweeping resin driveway provides ample parking along with access to the double garage.



Kitchen

- » Bespoke 'Tom Howley' kitchen
- » Shaker style wall and base units
- » Stone worksurfaces
- » Inset oversized double 'Butler Style' sink
- » Integrated 'Fisher & Paykel' American style fridge freezer
- » Inset 'Wolf' electric induction hob with extractor fan over
- » Integrated 'Wolf' electric combination oven
- » Integrated large 'Wolf' electric oven
- » Integrated 'Wolf' warming drawer
- » Centre island unit breakfast bar with stone and oak worksurface with a selection of drawers and shelves under
- » Fitted 'Fisher & Paykel' wine cooler
- » Tiled floor with underfloor heating



Bathrooms

Family Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Modern wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Family Shower Room

- » Fully tiled walk in shower with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor

Principal En-Suite Bathroom

- » Fully tiled walk in shower with wall mounted shower
- » Free standing modern bath with floor mounted taps
- » Low level w.c. suite with concealed cistern
- » Modern oversized wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Guest Bedroom En-Suite Shower Room

- » Fully tiled walk in shower with wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor

Specification

- » Wall mounted 'Valliant' gas fired boiler located in the kitchen
- » Bespoke 'Tom Howley' kitchen
- » Underfloor heating to the ground floor
- » A wealth of oak throughout including the solid oak staircase and doors
- » Heated outdoor swimming pool with electronically controlled safety pool cover
- » Pool house with bi-fold door, shower and w.c. facilities
- » Twin electronically controlled electric gates
- » Resin driveway
- » Double garage with 2 electronic roller doors
- » Gym
- » Children's play area with moulded rubber play surface



External

The property is approached via remote twin electric gates over a sweeping resin driveway with parking for several cars and access to the double garage. The gardens wrap around the property on 3 sides and are predominantly laid to lawn bordered by hedgerow. An elevated stone terrace adjoins the rear of the property with steps down to the heated outside swimming pool and pool house with bifold doors, shower and w.c. suite facilities. From the garden there is access to the attached insulated gym.





Hurstwood Lane, Fox Hill, Haywards Heath, RH17 7QY

Approximate Gross Internal Area = 328.5 sq m / 3536 sq ft
 Outbuildings = 68.2 sq m / 734 sq ft
 Total = 396.7 sq m / 4270 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Transport Links

Haywards Heath Train Station	approx. 2 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 6 miles
Brighton	approx. 13.5 miles
Gatwick Airport	approx. 15 miles

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

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