



## 4 Little Teagues Farm

LEWES ROAD | SCAYNES HILL | WEST SUSSEX | RH17 7NG

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# Situation

One of five unique 'A' rated contemporary styled properties set in a semi-rural setting boasting a wealth of high specification technological and energy efficient features

Scaynes Hill village offers a range of amenities including a village shop, church, public house and recreation ground. Haywards Heath and Lindfield are a short drive away and with bustling High Streets offering an eclectic range of shops and amenities, along with Haywards Heath's mainline train station providing regular rail services to London and Brighton. There are also a range of revered state and private schools locally.

With the backdrop of glorious countryside and rural surroundings, this beautiful home resides within a select gated development of 5 unique and contemporary properties showcasing high specification technology, superb 'A rated' energy efficiency and luxury fixtures and fittings throughout. Large vaulted open plan spaces reflect the needs and wants of the more modern lifestyles boasting luxury carpets and herringbone oak flooring, framed by floor to ceiling windows and bi-fold doors. The kitchen and utility room house a range of fitted 'Bosch' appliances and stone workspaces with the modern tiled bathroom and shower room fitted with luxury sanitary wear. Underfloor heating throughout the property is powered by the latest energy efficient technology including air source heat pump, solar panels and heat recovery system. The property benefits from private rear paved patios and large south facing gardens that are laid to lawn. Mimicking the contemporary design of the house is a clad studio at the rear of the garden having a multitude of uses. There is allocated parking and an electric car charging point to the front of the property.



# Overview

## Kitchen

- » Shaker style wall and base units
- » Granite worksurfaces
- » Luxury fitted 'Bosch' appliances including electric oven and microwave oven, dishwasher, electric Induction hob with electric venting fan and 'American style' fridge freezer
- » Contemporary lighting
- » Vaulted ceilings
- » Herringbone oak flooring



## Bathrooms

The bathroom and shower room are all styled in a modern fashion with a range of contemporary fittings including a panelled bath, large walk in shower cubicle with wall mounted shower, hand shower attachment and glazed screen, low level w.c. suites, wash hand basins and heated ladder style towel radiators.



## Specification

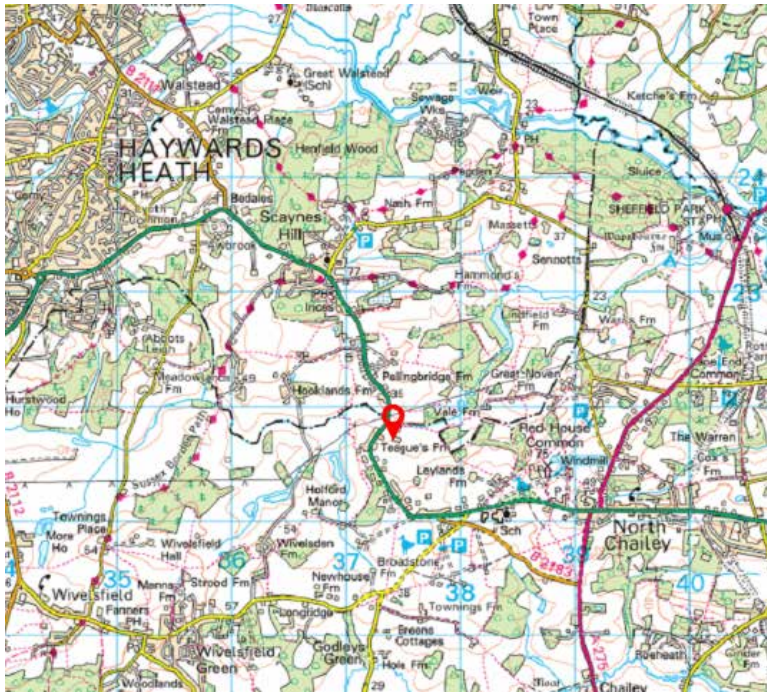
- » Modern timber clad studio with light and power
- » Underfloor heating throughout
- » Air source heat pump

## External

This select development is accessed via a remote controlled electric timber 5 bar gate over a shingle driveway leading to the property. The property has its own driveway with parking and there are further visitor parking areas. A post and rail fence denotes the boundaries with low consumption external lighting. A paved patio adjoins the rear of the property leading to a large expanse of lawn. A sizable studio with light and power sits at the rear of the garden. A post and rail fence and laurel hedgerow denotes the rear boundaries with timber gates at the bottom of the garden for rear access.







## Transport Links

Haywards Heath Train Station	approx. 4.2 miles
London Victoria By Train	approx. 40 mins
A23 Slip Road	approx. 7.9 miles
Brighton	approx. 15 miles
Gatwick Airport	approx. 16.5 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.

## 4 Little Teagues Farm, Lewes Road, Scaynes, Hill RH17 7NG

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

Studio = 11.3 sq m / 122 sq ft

Total = 113.5 sq m / 1222 sq ft



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

A buyer is advised to obtain verification from the solicitor.

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