



**hamlyn  
smith.**

Cleavers Avenue, Haywards Heath, RH16 2AT

Guide Price  
£1,000,000 - £1,050,000



# hamlyn smith.



8 Bedrooms



3 Receptions



4 Bathrooms

GUIDE PRICE £1,000,000 - £1,050,000

Positioned within the highly desirable Heathwood Park development in Lindfield and Haywards Heath, this exceptional detached home, originally built in 2017 by David Wilson Homes as The Hatherly, has been thoughtfully enhanced to offer contemporary luxury and versatile family living. Spanning over 3,400 sq. ft. across three floors, including a substantial loft conversion, it features six to eight bedrooms, multiple reception rooms, a stunning kitchen/dining space, and a south-facing garden with a swim spa. Set within a family-focused community with excellent school catchments and surrounded by woodland, ponds, and play areas, this home combines elegance, practicality, and a touch of luxury throughout.

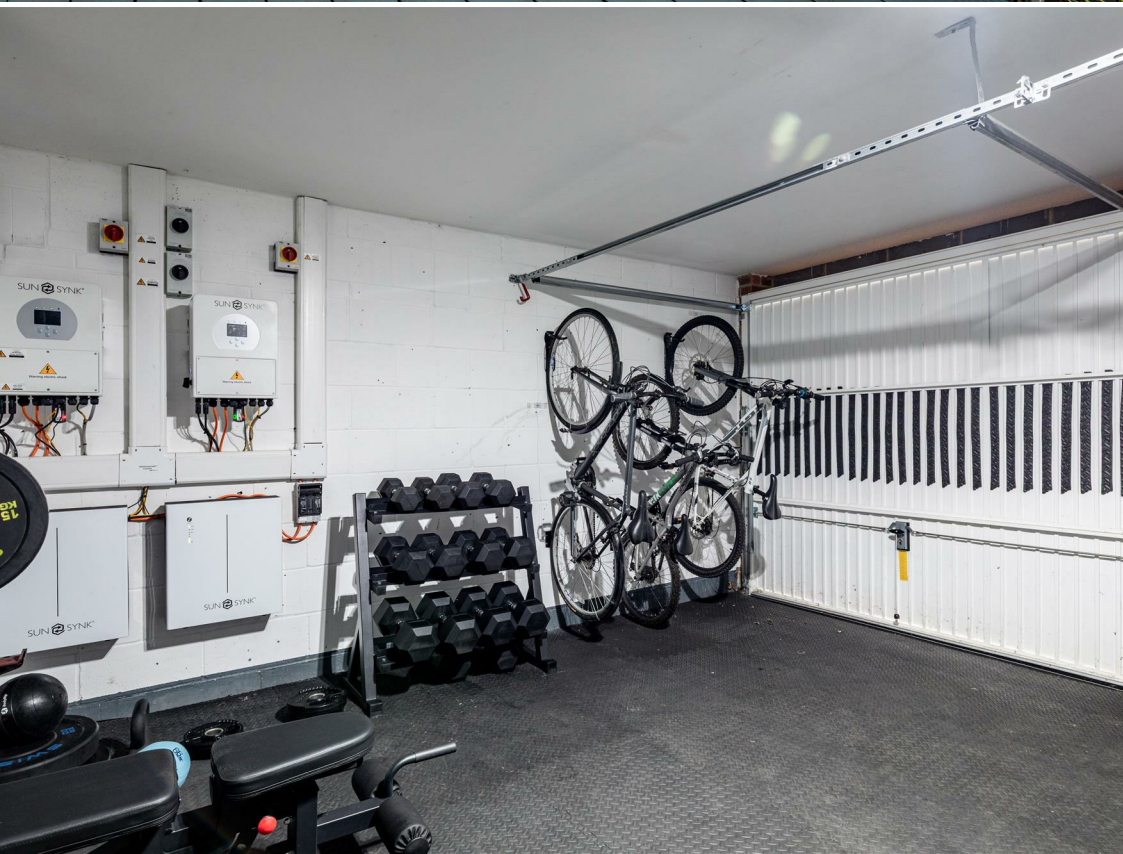
- 6-8 Bedroom Detached Family Home
- Integral Double Garage
- 3,450sqft of Accommodation
- Study, Utility Room & Separate Living Room
- South-Facing Rear Garden with Swim Spa
- 4 En-Suite & Family Bathrooms
- Loft Conversion with Cinema, Games Room & Shower Room
- 15-Minute Walk to Lindfield High Street via Cut-Throughs
- Remainder of 10-Year NHBC Warranty (Built 2019)
- No Onward Chain













# hamlyn smith.



50 Goldstone Villas, Hove, BN3 3RS



01273 762222



hello@hamlynsmith.co.uk

Positioned within one of the most desirable modern developments in Lindfield and Haywards Heath, this exceptional detached home impresses at every turn. Originally built in 2019 by David Wilson Homes as The Hatherly, it has been thoughtfully enhanced beyond its original specification, including a substantial loft conversion, creating a residence that perfectly blends refined comfort with contemporary luxury. Set within the highly regarded Heathwood Park development — known for its nature ponds, play areas, walking and cycling paths, and easy access to Lindfield Village — it forms part of a warm, family-focused community with excellent school catchments, including Lindfield Primary, Northlands Wood, Blackthorns, and Oathall Park.

To the front, a wide double driveway provides ample parking and enjoys serene views over the adjacent woodland. Step inside, and the entrance hall sets the tone with its broad, welcoming proportions. From here, you can access the study, reception room, kitchen-diner, and downstairs WC, while a sweeping staircase ascends gracefully to a striking split-level first-floor landing. The study occupies a quiet position overlooking the trees — an ideal workspace. The reception room is bright and inviting, with French doors to the rear garden, and stylish shutters, creating a relaxed, uplifting living space. At the heart of the home lies the expansive kitchen/dining room, designed for everyday family life and entertaining. It features a 5-ring gas hob, double oven, integrated fridge-freezer, dishwasher, 1.5 sink, and extensive storage, with space for a large dining table. A separate utility room keeps the main kitchen clutter-free, with an additional sink and space for two appliances. From the kitchen, internal access leads to the integral double garage, housing the home's two solar panel generators and offering potential as a gym, workshop, or extra storage.

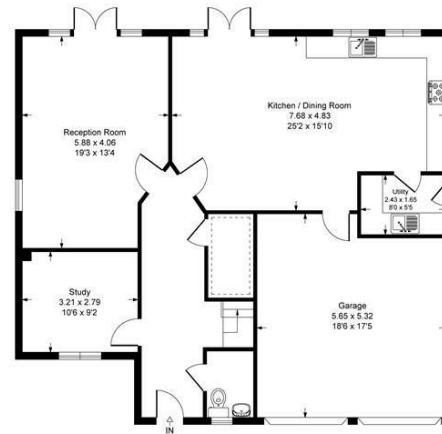
The first floor continues to impress, with the generous split landing leading to six well-sized bedrooms, all with large built-in wardrobes. Bathrooms are thoughtfully positioned between the rooms, offering comfort and practicality. The top floor adds two further expansive rooms tucked beneath the eaves, bringing the total potential bedrooms to eight. These versatile spaces are ideal as a cinema room, games room, studio, or luxurious principal suite, complemented by a shower room.

Outside, the south-facing garden is a private sanctuary, sunny and framed by mature planting. The swim spa provides year-round enjoyment, with zones for relaxation and exercise, perfect for unwinding or entertaining. Further enhancing the home are two solar-assisted generators, offering excellent energy efficiency and reassurance.

In summary, this is a rare opportunity to acquire a substantial, beautifully upgraded family home offering over 3,400 sq. ft. of flexible living space, multiple reception rooms, and exceptional adaptability — a home designed to grow with your family, combining practicality, comfort, and a touch of luxury at every turn.

## Cleavers Avenue

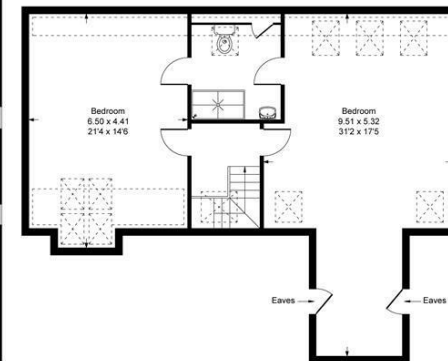
Approximate Gross Internal Area = 3459 sq. ft / 321.5 sq. m



Ground Floor  
1283 sq. ft / 119.27 sq. m



First Floor  
1316 sq. ft / 122.34 sq. m



Second Floor  
860 sq. ft / 79.91 sq. m

