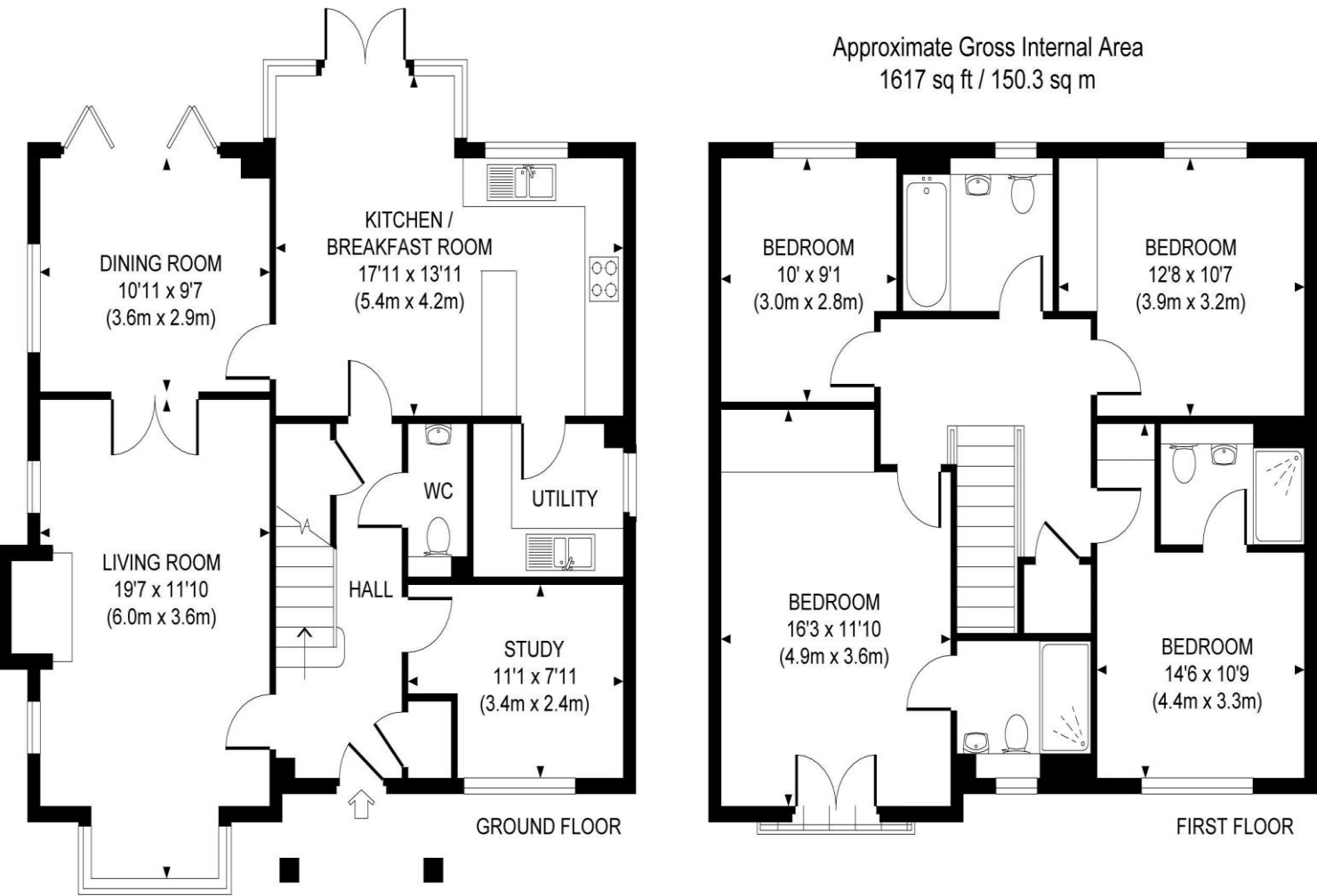


the floorplan...



**PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT**  
A 4 double bedroom, 3 bathroom, detached house of 1600 ft.<sup>2</sup> built in 2016 with a beautiful landscaped garden, driveway parking and double garage alongside situated in this popular new development on the southern side of town.

Guide Price £675,000-£700,000  
Freehold

10 The Coppice  
Haywards Heath  
West Sussex  
RH16 4WR



more details from...

call: Haywards Heath office: **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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## *in brief...*

- PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT TO VIEW
- Immaculate detached family home
- 55' x 45' landscaped south/east facing rear garden
- Bay fronted living room with stone fireplace and wood burning stove
- Separate dining room, study & utility room
- Fabulous kitchen/breakfast room with stone worktops and doors to garden
- Main bedroom with Juliet balcony & en-suite shower
- Guest bedroom with en-suite shower room
- 2 further bedrooms and bathroom
- Driveway parking and double garage alongside
- Landscaped front and rear gardens
- Warden Park Secondary Academy school catchment area
- EPC: B Council Tax Band: F



## *in more detail...*

A 4 double bedroom, 3 bathroom, detached house of 1600 ft.<sup>2</sup> built in 2016 with a beautiful landscaped garden, driveway parking and double garage alongside situated in this popular new development on the southern side of town.

The present owners bought the property brand-new from Crest Nicholson in 2016, which was built to their 'Laurel' design.

This really well-designed 2 storey house has light and evenly proportioned accommodation which on the ground floor is arranged around a central reception hall and comprises: a living room with bay window and natural stone fireplace with wood burning stove and doors through to a separate dining room with bi-fold doors out to the garden, a study, a cloakroom, a family sized kitchen/breakfast room with natural stone worktops, integrated appliances, ample space for a large table and chairs, doors out to the patio and rear garden and a separate utility room. On the first floor there is a main bedroom with Juliet balcony, range of fitted wardrobes and en-suite shower room, a guest bedroom with en-suite shower room, 2 further double size bedrooms and a family bathroom.

Additional benefits include plantation shutters throughout, Amtico flooring and quality carpets, plenty of fitted wardrobes, uPVC double glazed windows and neutral decorations.

Outside: there is a block paved driveway which leads up to the attached double garage with twin electric doors, a landscaped front garden and a 55' wide x 45' deep (on average) rear garden which has also been beautifully landscaped with a full width paved terrace, area of lawn, beautifully stocked beds and borders all enjoying a south/east facing aspect and enclosed by timber fencing.



## *the location...*

The Coppice is located off Rocky Drive which forms part of the Beeches development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving easy pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and a state-of-the-art leisure centre.

Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by.

Open countryside is close by which includes several beauty spots like Ditchling and Chailey common nature reserve, the Ashdown Forest and the South Downs National Park.

### **Distances in approximate miles (on foot/car/train)**

#### **Schools:**

St Wilfrid's Primary 1.3  
Warden Park Primary Academy 1.5  
St Joseph's Primary 1.2  
Warden Park Secondary Academy in Cuckfield 2.3  
Oathall Community College in Lindfield 2.2  
St Paul's RC Academy 4.2

#### **Stations:**

Haywards Heath 2.2 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins)  
Wivelsfield 2.0  
A23 at Bolney 5.7  
Gatwick Airport 15  
Brighton Seafront 14