



12 Pampas Close, Haywards Heath, West Sussex RH16 4FA

GUIDE PRICE ... £900,000-£950,000 ... FREEHOLD



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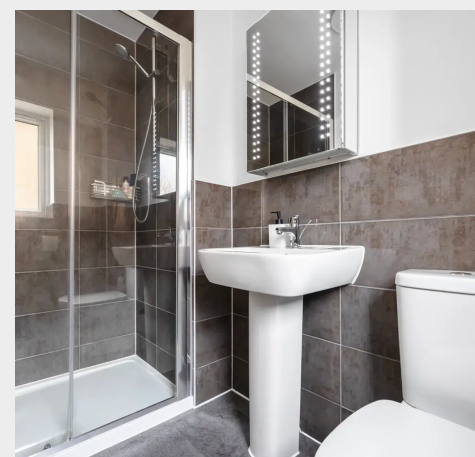
A 5 bedroom detached house occupying probably one of the best locations on this Fox Hill Development overlooking a large open green and siding onto ancient protected woodland with plenty of driveway parking and a double garage alongside within a short walk of the local pub and adjoining countryside with direct footpaths and bridleway links

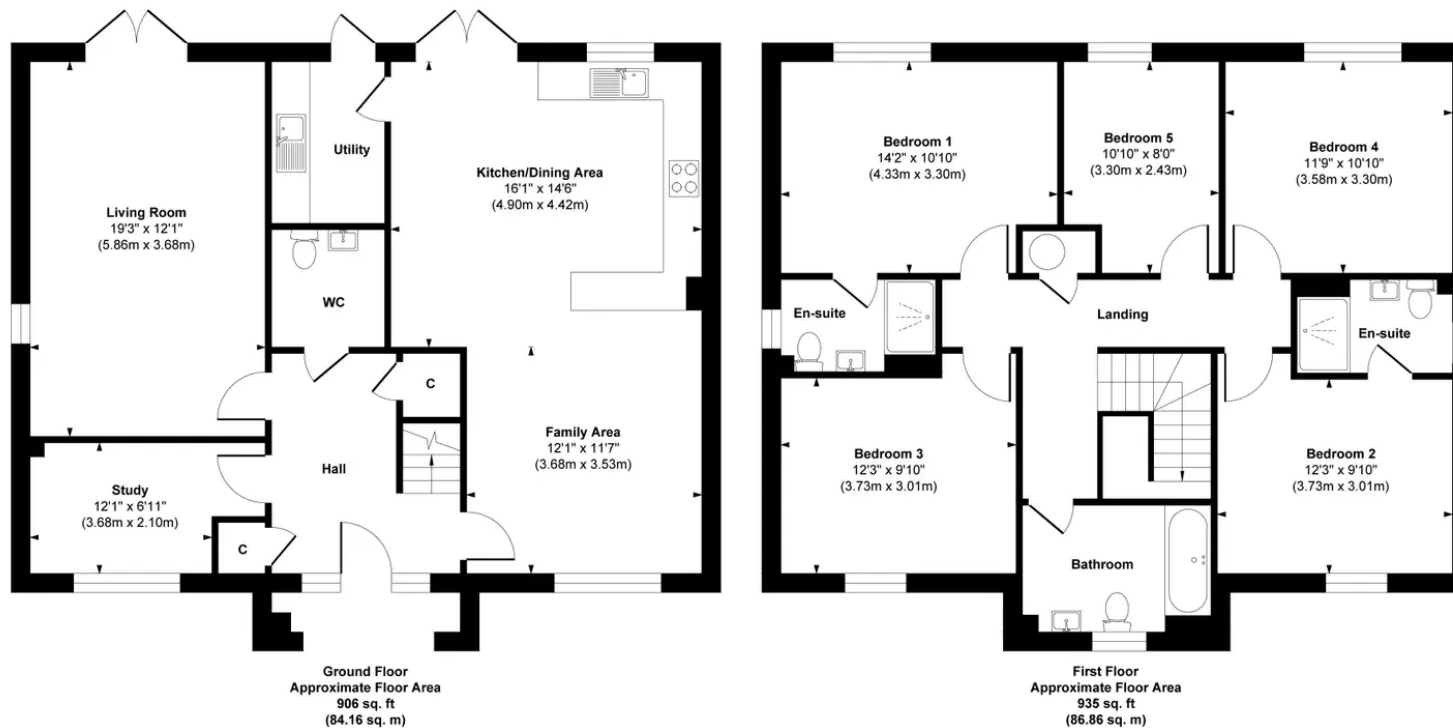
- Fabulous modern home in semi rural location
- Built 3 years ago by Linden homes
- Wonderful open outlook & adjoining ancient protected woodland
- Footpaths and bridleways providing wonderful country walks
- Upgraded kitchen, flooring, wardrobes, window blinds
- 5 bedrooms and 3 bath/shower rooms
- Huge family sized kitchen/living room
- Sitting room, study & utility room
- EV charging unit housed in double garage
- 5-10 minute walk to Fox and Hounds pub
- Warden Park & Chailey school bus stop by pub
- Haywards Heath railway station 2.1 miles
- Wivelsfield railway station 3.1 (by car)
- EPC rating: B - Council Tax Band: G



The house is located at the very end of Pampas Close which is off Blandford Avenue which, in turn, is off Cape Road on the Fox Hill development on the town's southern tip adjoining ancient woodland and countryside. The house adjoins a large open meadow on two sides, beyond which is woodland with footpaths linking with the neighbouring districts and villages. The Fox and Hounds pub is within a 5–10 mins walk located on Fox Hill (B2112) where there are bus stops linking with the town centre, station, neighbouring towns and Brighton. Both Chailey and Warden Park Secondary Academy Schools also have school bus stops next to the pub. There is a new primary school to be built in Hurstwood Lane which will make a rather pleasant walk with children to a local school in the next few years. The town centre is just over a mile to the north where there is an extensive range of shops, restaurants, cafés and bars. The town also has a 6th form college and leisure centre. The railway station is 2.1 miles distant and provides a fast rail service to London Bridge/Victoria (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins). Wivelsfield railway station is located at the northern end of Burgess Hill and could be accessed on foot (1.8 miles).

Fox Hill (B2112) gives swift vehicular access to the neighbouring districts, Brighton and links with the A23 at Bolney/Warninglid and M25.





Approx. Gross Internal Floor Area 1841 sq. ft / 171.02 sq. m

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