



**6 Fairford Close, Haywards Heath, West Sussex RH16 3EF**

**GUIDE PRICE ... £875,000 .. FREEHOLD**



**MANSELL  
McTAGGART**  
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A 6/7 bedroom detached family home of substantial proportions (2386 sq ft) occupying a generous and secluded plot hidden away up a driveway in this popular cul-de-sac off Oathall Road ideally placed within a 10 minute walk of the town centre, several schools and a very pleasant walk via Clair Park to the railway station.

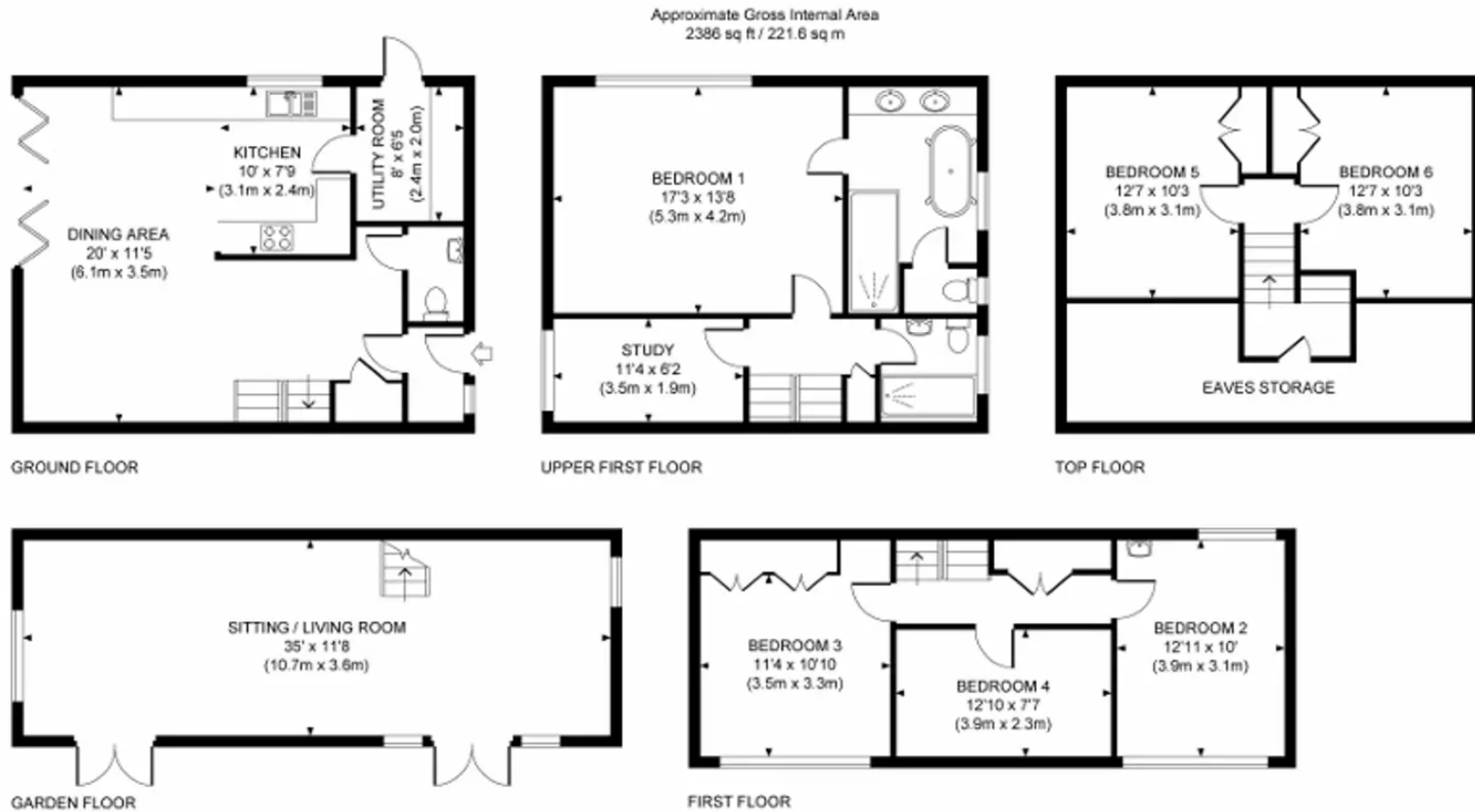
- Substantial home in prime central location
- Hidden away up a driveway away from roads
- Versatile accommodation of 2386 ft.<sup>2</sup>
- Secluded 90' x 60' rear garden with timber studio
- Driveway parking and double garage
- Potential to create a self-contained annex
- Enormous kitchen living area adjoining terrace
- Fabulous living room with fireplace
- Up to 7 bedrooms with 2 bathrooms
- Close to the glorious Clair Park & Cricket Ground
- 10 mins walk to station & main shops/Broadway
- Walking distance of several schools
- EPC rating: C - Council Tax Band: G



Fairford Close is a cul-de-sac off Oathall Road made up of large detached houses of varying style just to the east side of the town, close to Clair Park, the town centre, several schools and within a 10-minute of the railway station. The town provides an extensive range of shops, stores, restaurants, cafes and bars with the main shopping areas of South Road, The Orchards and The Broadway all being within a 10-minute walk. The railway station offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are several primary schools within a short walk including St Joseph's RC, Warden Park Primary Academy, St Wilfrids C of E, and two primary schools in Lindfield (Blackthorns and Lindfield). Children from this side of town generally fall into the catchment area for Oathall Community College which has its own farm. The town also has a 6th form college and a leisure centre. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the County's other independent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick up points close by. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid. The surrounding area has numerous beauty spots including Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park.

**Distances (in approx. miles on foot):** Warden Park Primary Academy (0.35); St Joseph's RC (0.3); St Wilfrid's C of E (0.65), Oathall Community College (0.7), Warden Park Secondary Academy (1.6), Haywards Heath railway station (0.5)





## Mansell McTaggart Haywards Heath

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