



Tollgate House, Butlers Green Road, Haywards Heath, RH16 4BH

Guide Price £425,000

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A recently refurbished detached 1970s house built on the site of the original Toll House within the grounds of Butlers Green House on the Haywards Heath/Cuckfield borders close to Paige's Meadow nature reserve yet within an easy walk of the town centre, 0.8 miles from the railway station and 1.2 miles from Cuckfield's picturesque Village High Street.

- Detached cottage on the semi-rural outskirts of town
- Easy walk to Cuckfield High Street (1.2 miles) & railway station (0.8 miles)
- Very close to countryside and woodland
- The subject of major refurbishment
- Beautiful kitchen and bathroom fittings
- Large lounge/dining room with fireplace
- 2 generous double sized 1st floor bedrooms
- Huge landing/office area (Potential bed 3)
- Potential for extending STPP
- EPC rating: D - Council Tax Band: D



Tollgate House is located on the Haywards Heath/Cuckfield borders close to open countryside and about 0.7 miles west of the town centre. A regular bus service runs along Butlers Green Road linking with Cuckfield High Street, the neighbouring districts and Haywards Heath town centre. Cuckfield's picturesque village High Street is just over a mile to the west and offers a traditional range of shops, boutiques and restaurants.

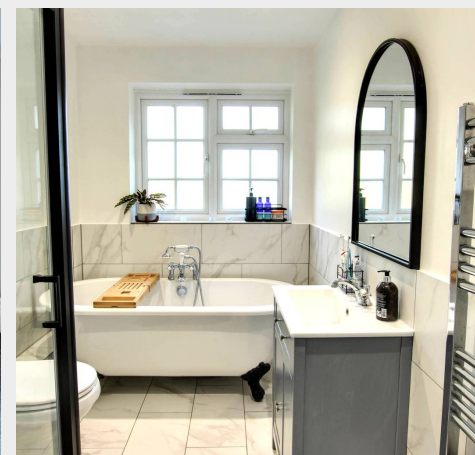
The town centre offers an extensive range of shops, stores, restaurants, cafes and bars as well as a leisure centre.

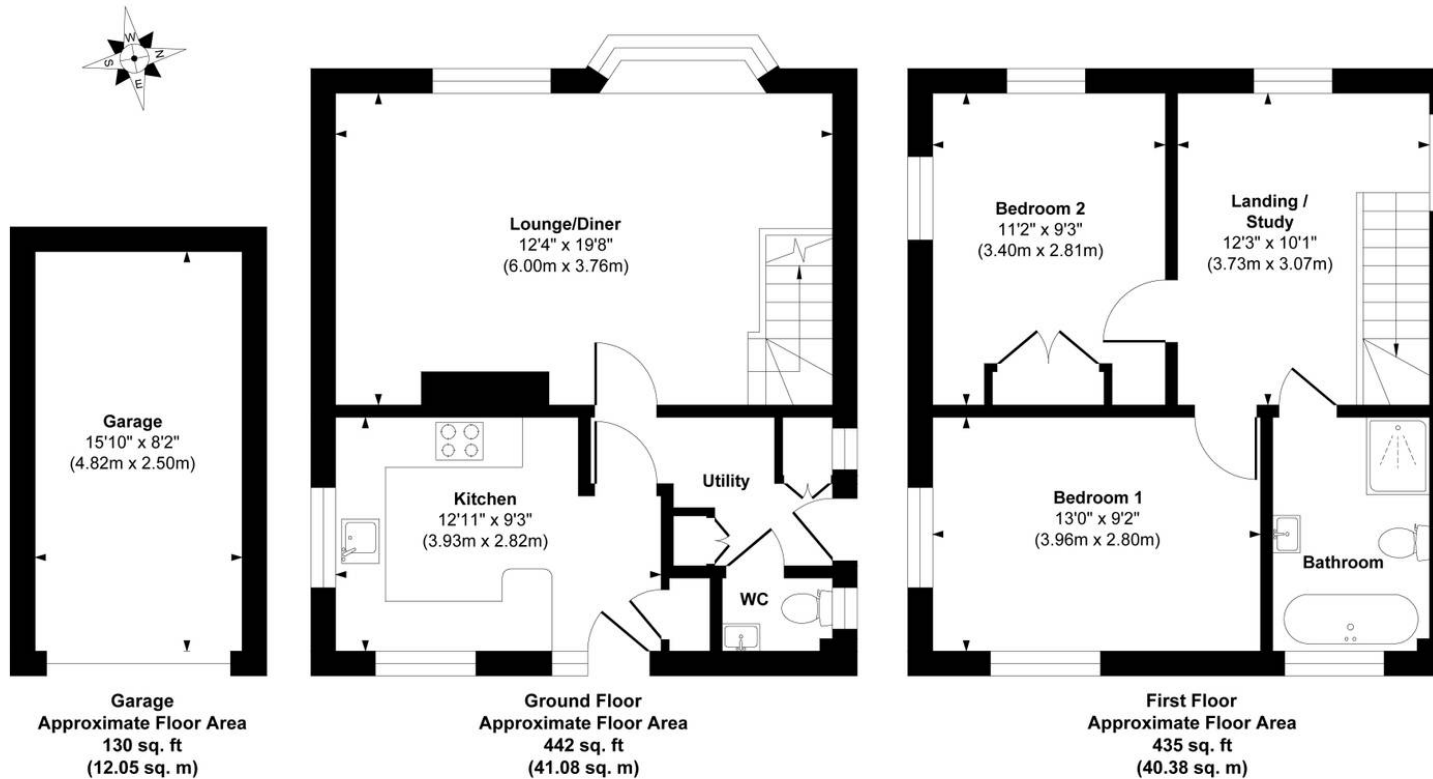
The railway station is 0.8 miles distant providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (20 mins).

By road, the property is ideally placed for the A272, the B2112 and the A/M23, the latter lying approximately 4 miles to the west at Bolney or Warninglid or 8.5 miles to the north at Maidenbower (M23/Jnct 10A).

Distances in approximate miles:

Haywards Heath Station (0.8), The Broadway (0.7), Cuckfield High Street (1.2), Gatwick Airport (13.5), Brighton (15)





Approximate Gross Internal Floor Area 1007 sq. ft / 93.51 sq. m(Including Garage)

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Mansell McTaggart Haywards Heath

Mansell McTaggart Estate Agents, 7 Muster Green South - RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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