



3 Campbell Mead, Haywards Heath, West Sussex RH17 5LT

Guide Price £700,000-£725,000

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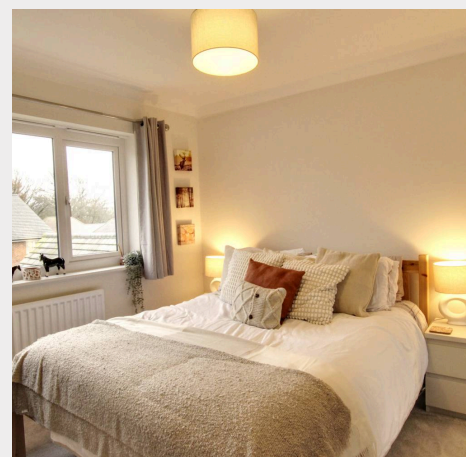
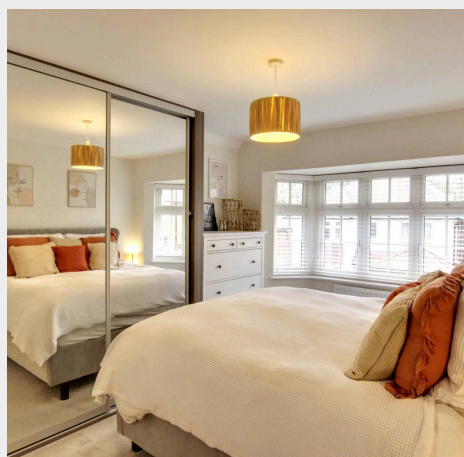
A 4 bedroom detached family house on the desirable new Penlands Green development built by Redrow Homes in 2020 located on the semi-rural northern outskirts of town close to the glorious countryside of Borde Hill and close to Harlands Primary school and within a 1 mile walk to the railway station.

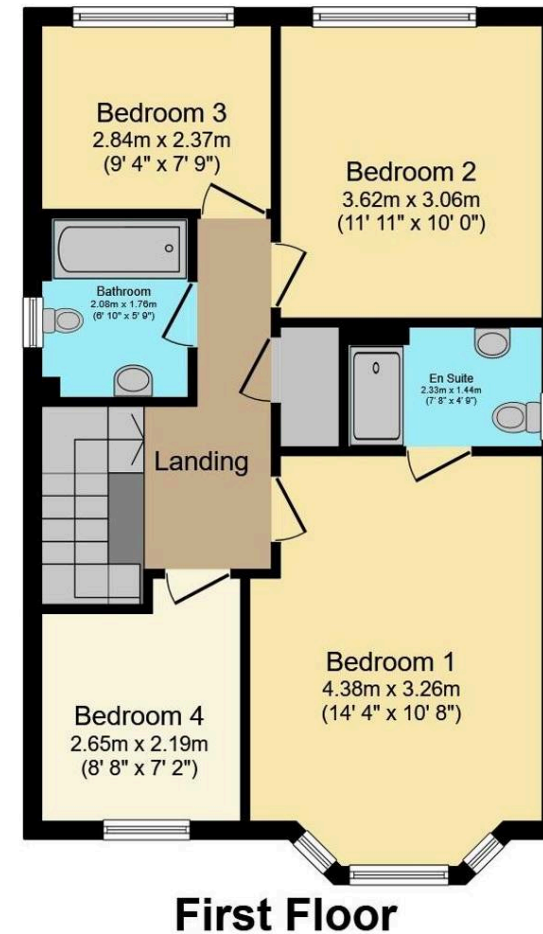
- Detached house in popular development
- Built by Redrow in 2020 to the 'Stratford' design
- Immaculate decor throughout
- Long driveway and single garage alongside
- 37' x 23' main garden plus extra area 20'x 12'
- Upgraded kitchen/breakfast room with large central island & doors out to garden
- Master bedroom with en-suite shower room
- Within a 1 mile walk of the railway station
- Close to Harlands School & Blunts Wood
- Warden Park Secondary Academy catchment
- EPC rating: B - Council Tax Band: F
- Estate Charge: £322 for the current year
- Managed by HML Group



Campbell Mead is a short cul-de-sac located off Timbergate Drive within the highly desirable Redrow Homes' Penlands Green development on the town's northern edge close to glorious countryside including the Borde Hill Estate and within a 5–10 minute walk of Harlands Primary School. The development adjoins Hanlye Lane, the Balcombe Road and Penland Road. Children from this side of town fall into the catchment area for the Warden Park Secondary Academy School in neighbouring Cuckfield and there is 6th form college which is within a 10–15 minutes walk. The leisure centre is also within an easy walk and there are a selection of shops, Sainsbury's superstore and a Waitrose store adjacent to the railway station. The town centre has a good range of shops, restaurants, cafés and bars in the Broadway and there are numerous social groups and sports clubs. The countryside close by is interspersed with footpaths and bridleways linking with the neighbouring districts and, in particular, Cuckfield Village via the ancient woodland of Blunts Wood. Access to the major surrounding areas, Brighton & Gatwick Airport can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23, the latter lying under 5 miles to the west at Warninglid or 7 miles to the north at Maidenbower (junction 10A).

Distances (approx in miles on foot/car/rail) Harlands Primary School 0.4, 6th Form College 0.8, Warden Park Secondary Academy in Cuckfield 1.6, Railway station 1.0 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20 mins) The Broadway and town centre 1.4, Cuckfield High Street 1.8, A23 Warninglid 4.75, Maidenbower 7, Gatwick Airport 12.





Total floor area 116.4 m² (1,253 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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