



53 Gatesmead, Haywards Heath, West Sussex RH16 1SN

Guide Price **£800,000-£825,000 .. Freehold**

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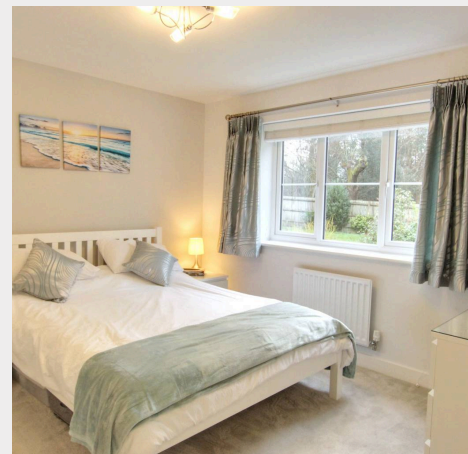


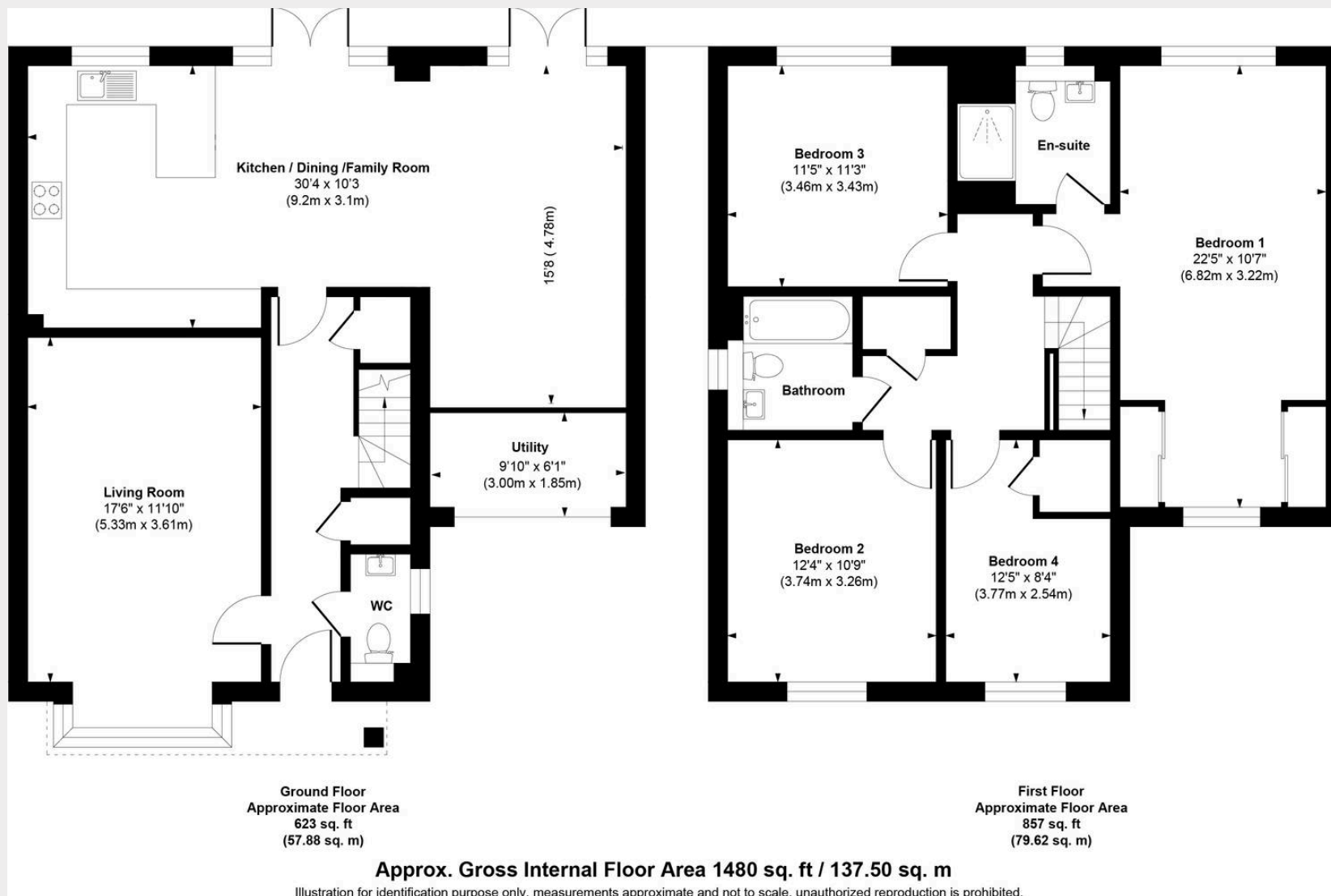
A beautifully presented 4 double bedroom detached family house with a 57' x 42' south facing garden backing onto a protected wooded copse and meadow at the end of a cul-de-sac on the Haywards Heath/Lindfield borders close to the Golf Club and a footpath giving swift pedestrian access (summer months) through to Old Wickham Lane and the railway station.

- Beautiful detached house built in 2019 by Crest Nicholson and forming part of the Birchen Oak development
- Great location in the cul-de-sac
- Plenty of private driveway parking
- 57' x 42' south facing rear garden backing onto a wooded copse and the protected Meadow
- Various improvements – immaculate throughout
- Garage converted to create a bigger kitchen area & utility
- Fabulous living room with bay window
- Enormous family sized kitchen/breakfast room
- 4 large bedrooms and two bathrooms
- Easy walk to Lindfield Village, countryside & Golf Club
- Station 0.8 miles (summer) 1.4 by car/foot (winter)
- Private managed estate charge: £302 for the 6 months period 01.01.25-30.06.25 (managed by Hunters T: 01444 254400)
- EPC rating: B – Council Tax Band: F



The Birchen Oak Development is located off Gatesmead which in turn is located off Birchen Lane and Portsmouth Lane and is rather unique being almost semi-rural on the northern side of Haywards Heath within walking distance of the railway station and Lindfield's picturesque Village High Street. Part of this privately managed complex includes a large wildflower meadow which is located behind the house on the south side of the development. A footpath runs from Old Wickham Lane in a northerly direction passing over the golf course, providing some quite stunning endless country walks and leads directly up to Ardingly Reservoir and beyond. The town centre is about 1.5 miles distance whilst Lindfield's Village High Street is about 1.2 miles to the east where there is a traditional range of shops, boutiques, pubs, restaurants, the duck pond and the large common which hosts several events throughout the year. From this side of town children fall into the catchment area for the primary and secondary schools in Lindfield whilst the local area is well served by numerous excellent Independent schools which provide a school bus service with pick up points close by. The town centre has an extensive range of shops, leisure centre, 6th form college and the railway station which provides a reliable and regular service to London Bridge/Victoria (Southern & Thameslink services) 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. The B2112, A272 and A/M23 provide fast links by a car to the surrounding areas & M25





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