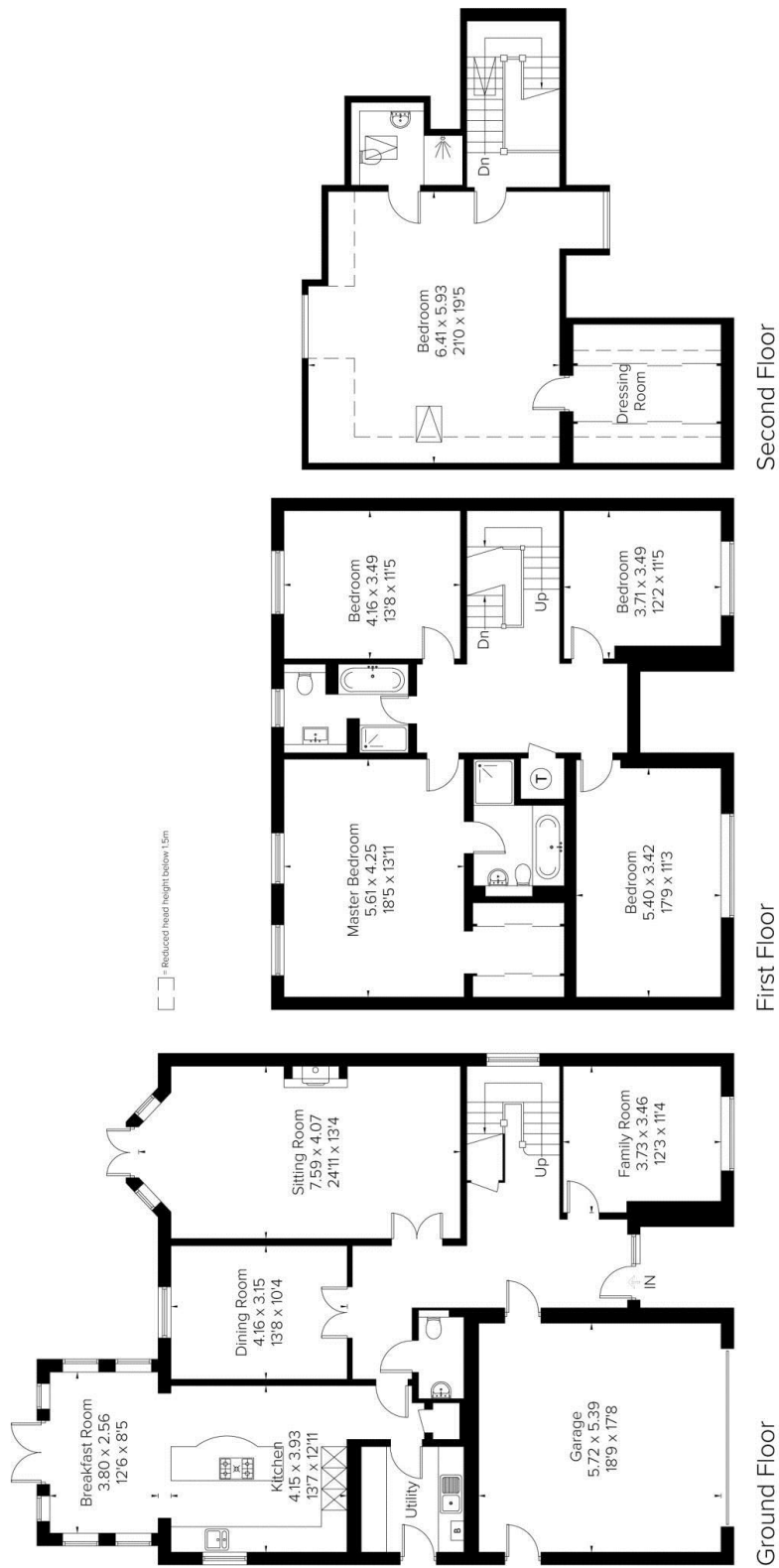


the floorplan...



Approximate Area = 334.9 sq m / 3605 sq ft
Including Limited Use Area (14.5 sq m / 156 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 249281

PLEASE WATCH THE VIDEO

A beautifully presented home offering generous accommodation of almost 3600 ft.²/335 m² in this small exclusive cul-de-sac just to the west of the town centre adjacent to Beech Hurst Gardens, ancient woodland and within a 15-minute walk of the railway station

Guide Price £1,100,000-£1,200.000
Freehold

7 Shire Lane
Haywards Heath
West Sussex
RH16 4UX



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- PLEASE WATCH THE VIDEO
- Substantial former show house presented in pristine order throughout
- Part of a small exclusive development in prime west side location
- 15 mins walk to railway station & town centre
- Within 50 yards of Beech Hurst Gardens and parkland
- Close to the glorious Bolnore & Ashenground woods
- Catchment area for highly regarded local schools
- Accommodation of 3600 ft.²/335 m² over 3 floors
- 3 grand reception rooms - Wood burning stove in living room
- Fabulous family sized kitchen/breakfast room
- 5 bedrooms and 3 bathrooms
- Private driveway parking and double garage
- Fully enclosed 65' x 35' rear garden
- For sale with no onward chain
- EPC: B Council Tax Band: G



in more detail...

A beautifully presented home offering generous accommodation of almost 3600 ft.²/335 m² in this small exclusive cul-de-sac just to the west of the town centre adjacent to Beech Hurst Gardens, ancient woodland and within a 15 minute walk of the railway station.

The property forms part of the small exclusive development of just 9 large houses built in 2014 by Crest Nicholson and the current owner now presents this former show house in truly first class order throughout. The property has an upgraded specification and has many extras.

The accommodation spans 3 floors and the ground floor is arranged around a spacious central reception hall and comprises: 3 separate living rooms with the main sitting room having a beautiful stone fireplace with inset wood burning stove and doors out to the rear garden, a fabulous family sized kitchen/breakfast room with central island, natural stone worktops and doors out to the patio with an equally well fitted utility room. The integral double sized garage has been fully plastered and would lend itself to conversion into a large cinema, gym or games room. There is a main bedroom on the first floor with walk-in dressing area and full en-suite bathroom, 3 further big double size bedrooms and family bathroom with an even bigger grand bedroom suite occupying the entire second floor with walk-in dressing room and shower room.

Outside: a private driveway provides off-road parking and wide side pathways lead round to the fully enclosed rear garden which measures 65' wide x 35' deep plus a raised terrace adjoining the rear elevation of the house partially enclosed by brick walls and iron railings.

Please bear in mind that there are several acres of parkland in Beech Hurst Gardens within 50 yards of the property for those with children that need more open space.

NB. In accordance to the Estate Agency Act of 1979, it should be noted that the owner is a connected person in relation to a director of Mansell McTaggart.



the location...

Shire Lane is a cul-de-sac located off Bolnore Road which runs south off the western end of Muster Green, opposite the Miller & Carter Steakhouse just to the west of the town centre. The parkland of Beech Hurst Gardens opposite and the glorious countryside including Bolnore and Ashenground Woods provides wonderful walking. The town centre shops and stores and trendy Broadway with its numerous restaurants, cafes and bars are approximately 0.7 miles distant. The Waitrose store is adjacent to the railway station which is 0.8 miles distant. There is also a Sainsbury's Superstore and a state of the art leisure centre. Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield. The primary school in Bolnore Village is a little closer. 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 brilliant schools including Brighton College, Roedean and Bedes all run a school bus service with pick up points close by. The town has numerous open spaces and is surrounded by glorious countryside. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 at Bolney or Warninglid.

Distances: On foot/car in miles (approx)

The Broadway 0.7
 Haywards Heath Railway station 1.0 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)
 Bolnore Village Primary School 0.4
 Harlands Primary School 1.4
 Warden Park Secondary Academy 1.6
 A23 at Bolney 5 or Warninglid 5.5 miles
 Gatwick Airport 14
 Brighton seafront 15