

the floorplan...



PLEASE WATCH THE NARRATED WALK-THROUGH VIDEO
An extended 4 bedroom detached house with enormous ground floor living accommodation and a 56' x 34' garden backing onto a footpath in the popular Northlands wood area close to a good primary school, local shops and the countryside

Guide Price £550,000-£575,000
Freehold

9 Cobbetts Mead
Haywards Heath
West Sussex
RH16 3TQ



more details from...

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in brief...

- PLEASE WATCH THE NARRATED WALK-THROUGH VIDEO
- Immaculate family home in popular area
- Substantially extended ground floor accommodation
- 56' x 34' rear garden with gate onto a footpath linking with countryside
- 5-10 mins walk to Northlands Wood Primary School
- 10 mins walk to the Snowdrop Inn pub
- 15 mins walk to the Princess Royal Hospital
- Large sitting room with full length Georgian windows
- Separate study and snug
- Fabulous full width kitchen/living/dining area with doors out to rear garden
- Plenty of driveway parking
- Garage has been converted into a storeroom & utility room
- EPC: D Council Tax Band: F



in more detail...

An extended 4 bedroom detached house with enormous ground floor living accommodation and a 56' x 34' garden backing onto a footpath in the popular Northlands wood area close to a good primary school, local shops and the countryside.

The house was built in the early 1980s and the present owners bought the property from Mansell Mc Taggart in 2001. The house has had a large extension across the rear to create the fabulous kitchen/living/dining area and providing a very large ground floor living space.

The present owner converted the garage which is now arranged as a storeroom at the front with the up and over door and rear section has an internal door from the snug to provide a separate utility room.

On the first floor there are 2 doubles and 2 single sized bedrooms. One of the bedrooms has a small en-suite shower cubicle and there is a separate refitted family bathroom.

The rear garden is a particular feature and is well stocked with numerous beds, borders and seating areas and has a gate onto a public footpath giving swift access out to open countryside and the Lewes Road.



the location...

Cobbetts Mead is located off Charlesworth/Orchid Park which in turn is located off Marlow Drive on the town's south eastern outskirts just south of Northlands Wood Primary School. This area is particularly popular with families and those working at the hospital. Local facilities include a Tesco Express store, medical surgery, pharmacy and open countryside is close by giving swift access on foot through to the Snowdrop Inn pub/restaurant.

Northlands Wood Primary School (part of the Sussex Learning Trust with the Warden Park Junior and Secondary Academies) is within 1/3 of a mile and children either go on to Warden Park Secondary Academy in Cuckfield (subject to availability) or go on to Oathall Community College with its own farm in nearby Lindfield which is a lot closer.

A bus service runs along Beech Hill linking with the town centre, hospital, railway station and neighbouring districts. The town has an extensive range of shops, restaurants, cafes and bars and a state of the art leisure centre. It is also possible to walk into the picturesque village of Lindfield with its pond, traditional shops and historic High Street.

By road access to the major surrounding areas can be swiftly gained via the A272, B2112 and A/M23 which lies about 7 miles to the west at Bolney/Warninglid.

Distances: approx on foot/car/rail

Northlands Wood Primary School 0.35

Oathall Community College 1.2

Warden Park Secondary Academy (Cuckfield) 3.5

St Paul's Catholic College (Burgess Hill) 6.1

Haywards Heath Railway station 2.1 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins)

A23 at Bolney 7

Brighton seafront 15

Gatwick Airport 16

