



Highfields is a select development of just twenty luxury new homes in the popular and convenient village of Ansty, West Sussex, comprising 3 and 4 bedroom detached houses all with garages and four 2 bedroom apartments with private parking, built by the highly regarded Sigma Homes Ltd. This exclusive development is set in a delightful location tucked away from it all, located in an idyllic village to the west of Haywards Heath, surrounded by beautiful countryside and giving quick access on to the A23. Sigma Homes is a niche developer with a simple vision: to create stunning, individual properties for discerning buyers in the south east of England. This approach is based on over 30 years' development experience in a region with some of the most discriminating and demanding purchasers, building thoughtfully designed residences which fuse local architectural vernacular with contemporary design and specification. Each of these exceptional new homes have been expertly designed by Sigma, with an emphasis on sympathetic design and high quality fixtures and fittings, to ensure each property is presented and finished to the highest of standards. With an abundance of space and a flawless finish, the homes at Highfields are the epitome of modern living in a stunning semi-rural location.

Highfields, Bolney Road, Ansty, West Sussex  
(Plot 7) A 3 Bedroom Detached House with Garage  
13 Upton Drive, RH17 5RQ - £535,000

**MANSELL  
McTAGGART**  
Trusted since 1947



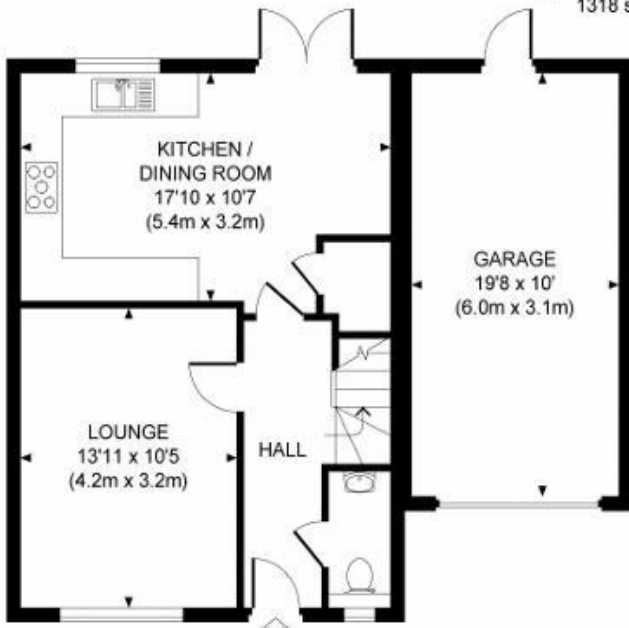
## LOCATION

Highfields occupies a pleasant set back position off Bolney Road, convenient for the A/M23. The centre of the village is close by where there is a sports and social club with cricket field and football pitch and a petrol station with convenience store. Ansty is surrounded by glorious countryside interspersed with footpaths and bridleways linking with the neighbouring districts and villages. Nearby Cuckfield (1.5 miles distant) has a picturesque High Street with a church dating back to the 11th Century, a fine dining restaurant at the Ockenden Manor Hotel and Spa, a range of shops, boutiques, pubs and restaurants as well as highly regarded schooling. Children from Ansty fall into the catchment area for the highly regarded Holy Trinity Primary School and Warden Park Secondary Academy School. St Paul's Catholic College is also highly recommended (Outstanding according to Ofsted) and is only 2 miles away. There are several independent schools in the area including Great Walstead, Handcross Park Preparatory School, Ardingly College, Cumnor House, Burgess Hill Girls, Worth and Hurstpierpoint College. Haywards Heath town centre to the east (3.5 miles distant) has an extensive shopping centre, sports and leisure facilities and a mainline railway station providing fast commuter links to London (Victoria/London Bridge 47 mins) and the South coast (Brighton 20 mins). By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 1 mile to the west giving swift access to Brighton and north to London.

[www.sigmahomesgroup.co.uk](http://www.sigmahomesgroup.co.uk) – [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)



Approximate Gross Internal Area  
1318 sq ft / 122.4 sq m



GROUND FLOOR



FIRST FLOOR

*more details from...*

call: Haywards Heath office: **01444 456431**  
email: [hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
Trusted since 1947