

CAMPBELL^{I4}
MEAD

WELCOME HOME

IF YOU'RE LOOKING FOR A MODERN DETACHED FAMILY HOME THAT OFFERS A HIGH SPEC FINISH, GENEROUS DIMENSIONS AND A DELIGHTFUL WOODED OUTLOOK THEN LOOK NO FURTHER.

THIS FABULOUS HOME WAS BUILT IN 2021 BY REDROW TO THEIR HIGHGATE DESIGN AND OCCUPIES ONE OF THE BEST PLOTS ON THE SOUGHT-AFTER PENLAND GRANGE DEVELOPMENT – EMPHASISED BY THE FACT OUR CLIENTS PURCHASED OFF-PLAN, SECURING THEIR FIRST CHOICE PLOT.

YOU ARE ON THE FAVOURED WEST SIDE OF HAYWARDS HEATH, TUCKED AWAY IN A MOST PEACEFUL POSITION OVERLOOKING BORDE HILL ESTATE WOODLAND AND THE CONVENIENCE OF THIS LOCATION CANNOT BE UNDERESTIMATED AND YOU ARE WITHIN EASY REACH OF HAYWARDS HEATH'S MAINLINE STATION AND HIGHLY REGARDED SCHOOLING.

THE ACCOMMODATION IS INCREDIBLY SPACIOUS, EXTENDING TO JUST CIRCA 2,000 SQ FT SPREAD OVER THREE FLOORS WITH UP TO FIVE DOUBLE BEDROOMS AND THREE BATH/SHOWER ROOMS – PERFECT FOR A FAMILY.



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OPEN PLAN KITCHEN

THE HEART OF THE HOME IS, WITHOUT DOUBT, THE EXCEPTIONAL OPEN PLAN KITCHEN/DINING/FAMILY ROOM THAT IS JUST PERFECT FOR ENTERTAINING. THE CENTRAL ISLAND IS THE NATURAL SPOT FOR EVERYONE TO GATHER AND THE BI-FOLD DOORS BLUR THE DIVISION BETWEEN THE INSIDE AND THE OUT.

THE SHAKER-STYLE CABINETRY IS CLASSY AND TIMELESS, AND THE TASTEFUL GREY COLOUR SCHEME IS COMPLIMENTED BY THE OPULENT QUARTZ WORKTOPS.

THERE IS AN EXTENSIVE RANGE OF INTEGRATED BOSCH APPLIANCES INCLUDING DOUBLE OVEN, ELECTRIC HOB, DISHWASHER AND THE FREESTANDING AMERICAN FRIDGE/FREEZER IS INCLUDED.



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MODERN CONVENIENCES

THE SITTING ROOM IS A COSIER, YET SPACIOUS RETREAT WITH A BEAUTIFUL DÉCOR AND A LEAFY OUTLOOK AND PLENTY OF NATURAL LIGHT.

BEING A RECENTLY BUILT HOME, YOU HAVE THE PEACE OF MIND THAT COMES WITH THE REMAINDER OF A 10 YEAR NEW HOMES WARRANTY, HIGH LEVELS OF INSULATION (EPC: B-86), ULTRAFAST INTERNET CONNECTION (UP TO 1,000 MBPS DOWNLOAD) AND CONTEMPORARY HIGH SPEC FINISHES AT EVERY TURN.

THE HOME HAS HIGH PERFORMANCE DOUBLE GLAZING AND IS HEATED VIA GAS FIRED BOILER.



MASTER SUITE

HEADING UPSTAIRS, THE CENTRAL LANDING LEADS THROUGH TO THREE OF THE FIVE BEDROOMS AND THE STYLISH FAMILY BATHROOM.

THE PRINCIPLE SUITE IS A JOY-TO-BEHOLD, RUNNING THE FULL DEPTH OF THE HOUSE. YOU HAVE A GENEROUS BEDROOM (WHICH CURRENTLY HOSTS A FOUR-POSTER BED) THAT FLOWS THROUGH INTO A SPACIOUS DRESSING ROOM WITH THREE SETS OF FITTED WARDROBES.

THE ENSUITE IS THE LARGEST BATHROOM IN THE HOUSE WITH WALK-IN SHOWER AND SEPARATE BATH. THE CHERRY ON THE TOP IS THE LOVELY WOODED OUTLOOK TO THE FRONT.



AND SO TO BED

THE SECOND AND THIRD BEDROOMS ON THIS LEVEL ARE BOTH DOUBLES TOO.

THE SECOND FLOOR OFFERS TWO FURTHER BEDROOMS WHICH ARE BOTH GREAT SIZE DOUBLE ROOMS.

THIS LEVEL OFFERS PLENTY OF VERSATILITY WITH POTENTIAL FOR A GAMES ROOM AND WOULD MAKE A PRIVATE SPACE FOR AN AU-PAIR OR LIVE IN RELATIVE, WITH A MODERN SHOWER ROOM.





STEP OUTSIDE

HEADING OUTSIDE, THE GARDEN HAS BEEN BEAUTIFULLY LANDSCAPED TO CREATE A TRUE 'OUTSIDE OASIS'. THE PAVED TERRACE IS THE PERFECT SPOT FOR SOME AL-FRESCO DINING AND THERE IS A PLETHORA OF PRETTY PLANTING AND SPECIMEN TREES, WITH AN EXPANSE OF LAWN.

THE GARDEN STUDIO IS OF EXCEPTIONAL QUALITY AND HAS BEEN CLEVERLY TUCKED BEHIND THE GARAGE. IT IS CURRENTLY USED AS A RELAXATION SPACE, WITH FULL-WIDTH BIFOLD DOORS OPENING ON THE GARDEN. IT WOULD ALSO WORK EQUALLY WELL AS A WORK-FROM-HOME SPACE AS IT IS FULLY INSULATED, WITH POWER & HEATING.

THERE IS A DETACHED GARAGE PROVIDING EXCELLENT STORAGE SPACE/PARKING. THE DRIVEWAY PROVIDES OFF ROAD PARKING FOR TWO CARS AND THERE IS PLENTY OF ON STREET PARKING FOR GUESTS.

TWO BEAUTIFUL WISTERIAS ARE GROWING ACROSS THE FRONT OF THE HOUSE AND WILL BE TRULY STUNNING ONCE ESTABLISHED AND IN BLOOM.

OUT & ABOUT

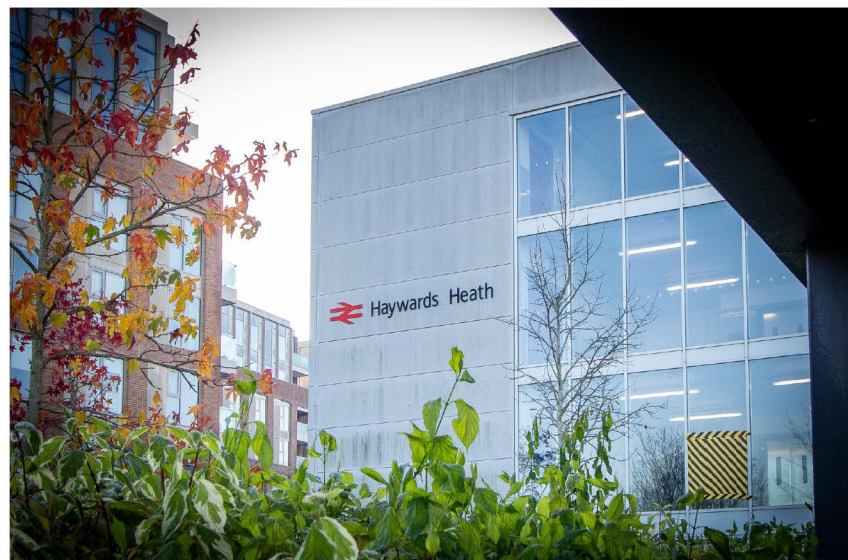
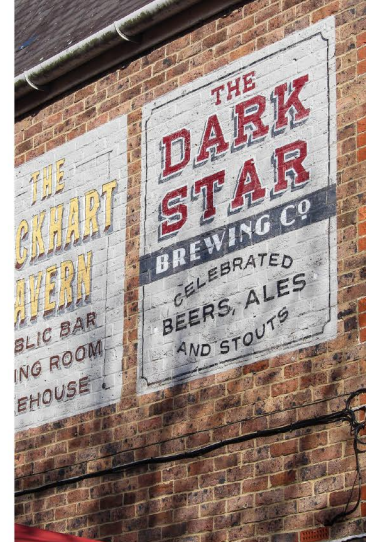
CAMPBELL MEAD LIES OFF TIMBERGATE DRIVE AND FORMS PART OF REDROW'S RECENTLY BUILT PENLAND GRANGE DEVELOPMENT, ON THE FAVOURED WEST SIDE OF HAYWARDS HEATH. THERE IS A REAL SENSE OF FAMILY FRIENDLY COMMUNITY IN THE AREA AND THE HOUSE ENJOYS AN ENVIABLE TUCKED AWAY POSITION CLOSE TO A CENTRAL GREEN WITH PLAY PARK FOR CHILDREN.

FOR COMMUTERS, HAYWARDS HEATH'S MAINLINE STATION IS EASILY ACCESSIBLE AND PROVIDES FAST & REGULAR SERVICES TO LONDON (VICTORIA & LONDON BRIDGE IN C. 47 MINS), BRIGHTON (20 MINS) AND GATWICK INTERNATIONAL AIRPORT (17 MINS).

FOR SHOPPING, BOTH WAITROSE AND SAINSBURY'S SUPERSTORES ARE EASILY ACCESSIBLE, WHILST THE BROADWAY, WITH ITS ARRAY OF BARS, PUBS & RESTAURANTS IS ALSO NEARBY – INCLUDING COTE BRASSERIE, LOCKHART TAVERN, ORANGE SQUARE, PIZZA EXPRESS AND WOLFOX COFFEE ROASTERS (GREAT FOR A BRUNCH).

THE HOUSE FALLS INTO A FAVOURED CATCHMENT AREA FOR HARLANDS PRIMARY SCHOOL AND WARDEN PARK SECONDARY ACADEMY. THERE IS PLENTY OF OPEN COUNTRYSIDE NEARBY AT BORDE HILL AND BLUNTS WOOD – GREAT FOR WALKING THE DOG. THE BEAUTIFUL VILLAGES OF CUCKFIELD (1 MILES WEST) AND LINDFIELD (1.8 MILES EAST) OFFER PLENTY OF BOUTIQUES, CAFES AND RESTAURANTS AND ARE WELL WORTH A VISIT.

BY CAR, THE SURROUNDING AREAS CAN BE ACCESSED VIA THE A272 AND A23(M), WITH THE LATTER LYING 5 MILES WEST OF WARNINGLID.





AREA EXCLUDES GARAGE AND GARDEN STUDIO

TOTAL FLOOR AREA : 1926sq.ft. (178.9 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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THE FINER DETAILS

Tenure: Freehold

Title Number: WSX423225

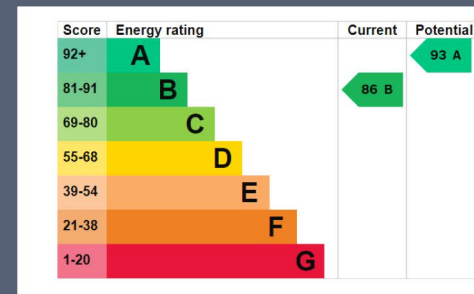
Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband: Ultrafast up to 1000 mbs

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We believe this information to be correct but cannot guarantee its accuracy and suggest intending purchasers check details personally.



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CAMPELL MEAD
HAYWARDS HEATH
WEST SUSSEX
RH17 5LT



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sole agent:



01444 416999 | hh@psphomes.co.uk | www.psphomes.co.uk

