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# OATHALL ROAD

HAYWARDS HEATH



## Welcome Home

If you're looking for an exceptionally spacious detached family home in the heart of Haywards Heath then this fabulous family home offers over 3,000 sq ft of accommodation and sits in the heart of 'The Heath' conservation making it convenient for the mainline station (just an eight minute walk via Clair Park), town centre and goods schools.

The home has been substantially extended and now offers incredibly expansive and versatile living space that is perfect for a family, multi-generational living or anyone requiring live in care.

Upon entry you're welcome by a large reception hall, which sets the tone for what lies beyond.

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## Family Friendly Flexibility

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The main sitting room has a beautiful fireplace which provides a natural focal point. The fireplace is gas but there is a chimney breast so an open fire or log burner could be added, if preferred. Bi-fold doors seamlessly connect this room with the conservatory and engineered oak flooring flows through, with underfloor heating in the conservatory meaning it is a useable space all year round. Just off the kitchen you have the family room, which could be used as a play room, home gym or large office. There is a large storage cupboard and a lift that rises to the first floor. For those who work from home there is a great size office and you have access to an ultrafast fibre broadband connection.



## Let Me Entertain You

The open plan kitchen/diner extends to nearly 28ft and is a superb space for entertaining. The ceiling lantern floods the room with natural light and bi-fold doors blur the division between the inside and the outside, particularly in the summer when you can throw them open and spill out to the westerly garden.

The kitchen itself has classic shaker style cabinetry that sit under wooden counters. There is a central island, double oven, gas hob, fridge/freezer, a deep butler sink and underfloor heating.

The separate utility room houses the boiler, washing machine and tumble dryer – keeping those noisy appliances tucked away.

The house had transformative works in 2013/14 so the electrics and pressurised central heating system were upgraded at the time.

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## Bed, Bath & Beyond

On the first floor there are four great double bedrooms and three bath/shower rooms.

The master bedroom has the lift access and is an enormous double (21ft x 14ft), overlooking the garden. The ensuite bathroom extends to a colossal 16ft and is ready made for those requiring additional care. If preferred, this space could easily be split into a dressing room and ensuite.

Off the main bedroom is another double bedroom with ensuite, designed for a live in care-giver. This space could be used a separate annexe space for an au-pair or teenager, especially as there is the additional benefit of a separate entrance and staircase.

The third and fourth bedrooms are also doubles and both enjoy leafy outlooks to the rear. These are served by the family bathroom.







## Outside Oasis

Heading outside, you have a delightful west facing garden that enjoys the afternoon sunshine. The paved terrace runs the entire width of the house and is perfect for al-fresco dining. Although you are in the heart of Haywards Heath you have a lovely wooded backdrop and the expanse of level lawn is ideal for children to play.

To the front the home is well screened from the road with established trees and thick hedging. The block-paved driveway provides parking for several cars and leads to the integral garage with electric door.

In total, the plot is 0.25 acres.







## Out & About

Oathall Road lies in the very heart of Haywards Heath and forms part of The Heath conservation area. The location is perfect for commuters with Haywards Heath's mainline station lying less than half a mile distant. The station is on the main London-Brighton line and boasts fast, regular services to London Bridge/Victoria (47 mins), Gatwick International Airport (15 mins) and the South Coast (20 mins)

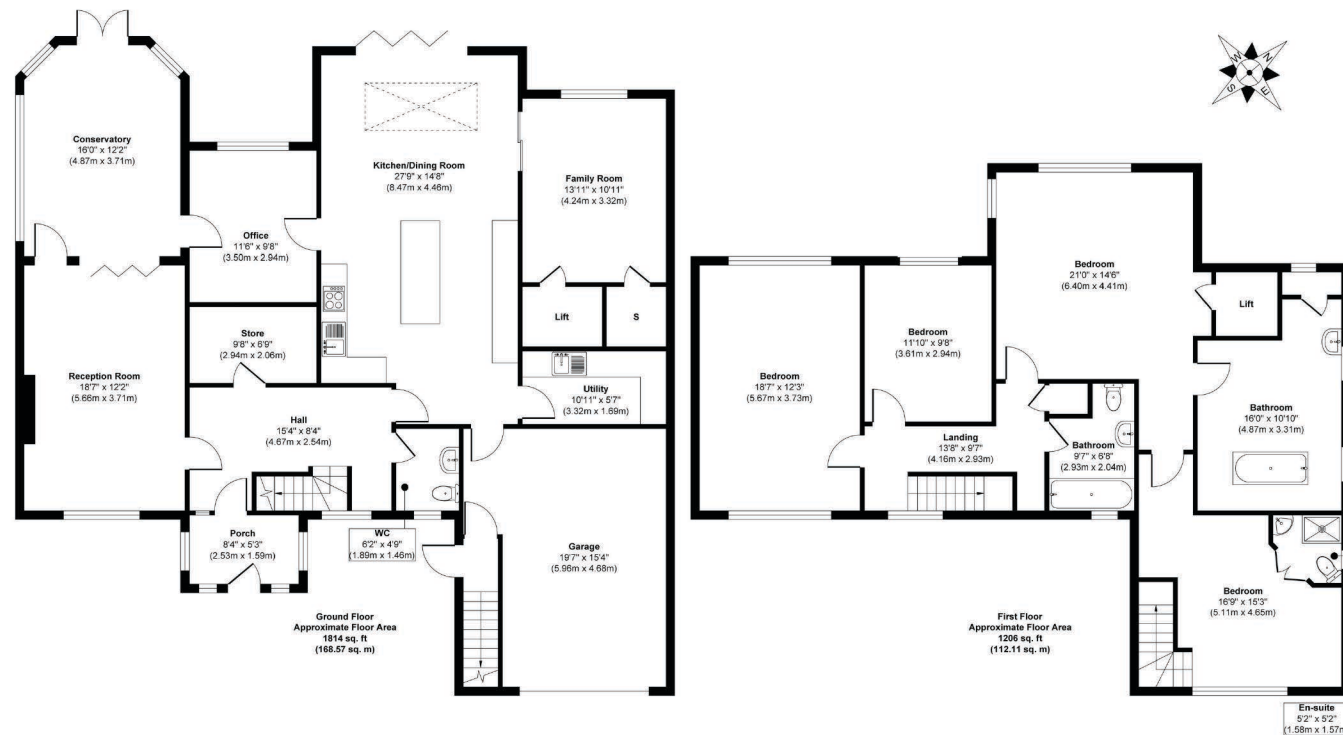
The town centre is just a short walk and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys and both are within walking distance. The town's social centre is The Broadway, which is a five-ten minute walk and offers an array of pubs, bars & restaurants including Lockhart Tavern gastropub, Cote Brasserie, Rouge, Pascals Brasserie, Roccas Italian, La Campana Tapas, Orange Square, Pizza Express and Zizzis.

There are several highly regarded schools nearby in both state and private sectors, including Oathall Community College, Ardingly College, Great Walstead Prep School, Blackthorns Primary Academy and Warden Park Primary Academy.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid.







**Approx. Gross Internal Floor Area 3020 sq. ft / 280.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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## The Finer Details

Tenure: Freehold

Title Number: WSX44614

Plot Size: 0.25 acres (not verified)

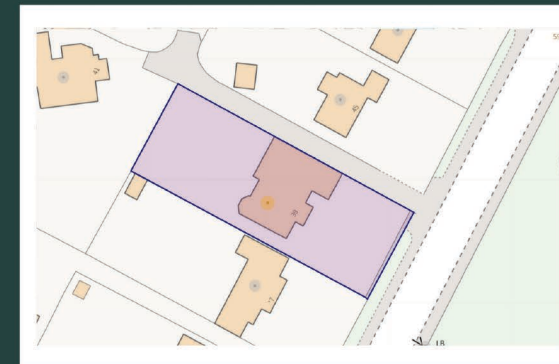
Local Authority: Mid Sussex District Council

Conservation Area: Yes – The Heath

Council Tax Band: G

Broadband Speed: Ultrafast – 8000 Mbps download

We believe this information to be correct but recommend checking personally before exchange of contracts.





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