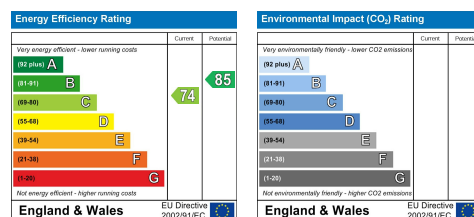




**Approx. Gross Internal Floor Area 1657 sq. ft / 154.21 sq. m (Including Outbuilding)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**5 Tanners Cross, Bolnore Village, Haywards Heath, RH16 4GE**

**Guide Price £500,000 Freehold**

**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk



5 Tanners Cross, Bolnore Village, Haywards Heath, RH16 4GE

Guide Price £500,000 - £525,000

What we like...

- \* Totally individual detached home - designed to replicate a windmill.
- \* Over 1500 sq ft of accommodation over four floors with SPECTACULAR views
- \* Tucked away position just off village square so close to bus stop, school and shop.
- \* Sunny south facing garden.
- \* Bespoke kitchen/diner by Yew Tree Kitchens.

Guide Price £500,000 - £525,000

Welcome to "The Windmill"...

Set within the sought-after Bolnore Village, this striking, windmill-style detached home offers standout design, flexible space across four floors, and truly spectacular, panoramic views towards the South Downs In total, the accommodation extends to an impressive 1506 sq ft.

From the moment you enter, it’s clear this is no ordinary home. The ground floor welcomes you with solid oak flooring, flowing through from the entrance hall into a bright dining area. This opens into a beautifully refitted kitchen/breakfast room by Yew Tree Designs, with hand-painted cabinetry, solid wood worktops, and quality integrated appliances—including oven, gas hob, extractor, dishwasher, and washing machine. French doors lead out to the sunny, south-facing rear garden, great for “inside outside” living.

Off the hall there is also a handy ground floor cloakroom and large storage cupboard.

The first floor is all about living space—an impressive, triple-aspect L-shaped lounge/diner offering plenty of light and flexibility. Upstairs, the second floor is currently arranged as a luxurious master suite, complete with a Juliet balcony, en-suite bathroom (with separate shower), and a dressing room that could be reconfigured into a third bedroom, if preferred and stpp.

Every time you go up a level, the views of the South Downs get more spectacular.

On the top floor, you'll find a generous guest suite: double aspect, with what we believe to be some of the finest views in Haywards Heath, built-in wardrobes, and its own en-suite shower room.

This unique home is immaculately presented throughout in a fresh, neutral palette, with double-glazed windows and gas central heating.

Step Outside

Outside, the south-facing garden is cleverly landscaped over different levels, with paved and decked areas for entertaining or relaxing and minimal maintenance required. In the evening, external lighting creates a beautiful ambience.

The single garage has been converted to create a useful home office. The remainder remains as storage. The allocated parking space sits adjacent to the garage and to the rear of the house.



Out & About

Tanners Cross is tucked just the village square, situated within the Middle Village area of the popular Bolnore Village with minimal passing traffic. This position is close to adjoining woodland and children's play parks. Bolnore Village Square is just a short walk and offers a Co-Operative Convenience Store and regular bus services to the surrounding towns & villages. 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is a literal stone's throw from the house and is the first self-governing parent-promoted primary school in the country. Children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

The Specifics...

Tenure: Freehold  
Title Number: WSX282119  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Estate Charge: £TBC p.a.  
Available Broadband Speed: Ultrafast Fibre  
School Catchment: Bolnore Primary and Warden Park Secondary

We believe this information to be correct but recommend intending purchasers satisfy themselves before exchange of contracts

