



The Arches, Stone Quarry Road, Chelwood Gate, RH17 7LP

Guide Price £900,000 – £925,000 Freehold

**MANSELL
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The Arches Stone Quarry Road

Chelwood Gate, Haywards Heath

A detached bungalow with exceptionally spacious accommodation, including annexe potential, presented in very good decorative order throughout with attractive landscaped rear gardens, including outbuildings, and extensive parking. The property comprises a pleasant single storey country home with a light interior and flexible accommodation. The bungalow is constructed of external brickwork, with part rendered elevations, under a tiled roof with an open front veranda with brick archways. The current accommodation is arranged as five bedroom, one with an en-suite shower room, and an additional family bathroom. The living room and dining room are to the rear of the property with a pleasant westerly aspect overlooking the very attractive rear gardens. The kitchen has an exceptional range of worktops, cupboards, drawers, and wall cupboards with underlighting. There is an inset hob with hood above and fitted double oven and microwave above. The kitchen is nineteen feet in length which provides space for a table. Adjacent is the utility room with airing cupboard and enclosed rear porch with door to the garden. Outside there is an extensive broad forecourt for parking and a detached double garage with roller door, light and power. Side access to the beautifully landscaped rear garden with its lawn, shaped shrub borders, raised flower beds, and central pond feature with fountain. There are a number of useful outbuildings including a summer house, home office/gym and a workshop all with light and power. To the rear of the property is a broad paved terrace, with a further ornamental fish pool, benefitting from the west aspect. The gardens are screened with established hedging and a brick wall. The plot extends in total to approximately half an acre. Council Tax Band: G EPC: D (62)





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Council Tax band: G

Tenure: Freehold

- RURAL BUNGALOW WITH ANNEXE POTENTIAL
- EXCEPTIONALLY SPACIOUS & FLEXIBLE INTERIOR
- 2390 SQ FT (EXC. GARAGE AND OUTBUILDINGS)
- FOREST HAMLET OF CHELWOOD GATE
- THREE MILES OF FOREST ROW
- 5 BEDROOMS 2 BATHROOMS
- 2 LARGE RECEPTION ROOMS
- KITCHEN/BREAKFAST RM UTILITY
- LANDSCAPED GARDENS & OUTBUILDINGS
- OVERALL PLOT SIZE HALF AN ACRE (tbv)





Total area: approx. 222.2 sq. metres (2391.3 sq. feet)
Outbuildings not included in total area & not in true locations.

Mansell McTaggart Forest Row

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