



2 Heyworth Ride, Haywards Heath, West Sussex RH16 4TN

Guide Price £1,000,000 – £1,100,000



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully refurbished 5 bedroom detached house of 2,649 sq ft built around the turn of the Millenium with a partly converted double garage, 54' x 42' level garden and outside home office situated within the desirable Upper Village area of Bolnore, close to the Village Square shops, excellent primary school, ancient woodland and in walking distance of the town centre and railway station.

- Beautiful home in prime Bolnore location
- 1.2 miles on foot to railway station
- 54' x 42' re-landscaped rear garden with outside home office
- Enormous family sized kitchen/living area (refitted by Hamilton Stone Design in 2016) with bi-folds doors and log burning stove (fitted 2016)
- Extensive solar panels for hot water/energy & car charging point
- Generous sitting room with fireplace and separate dining room
- Study, WC, partially converted garage to currently provide gym and utility room
- Master bedroom with en-suite (refitted 8 years ago) & new wardrobes (2022)
- Guest suite with 2 further double bedrooms with a 5th single bedroom & family bathroom
- EPC rating: B - Council Tax Band: G
- Bolnore Village Estate Charge: £430.11 per year paid in two instalments (Feb and August)



The property is located on the corner of Heyworth Ride and Renfields in the desirable Upper Village area of Bolnore surrounded by other large detached family houses close to all amenities. Bolnore Village is situated on the town's south western edge surrounded by countryside and woodland interspersed with footpaths and bridleways, giving swift pedestrian access (via Bolnore Road) to Haywards Heath town centre, the railway station and through to Ashenground Road making it possible to walk through to the Princess Royal Hospital. The town centre offers an extensive range of shops, stores, restaurants, cafes, bars and a mainline railway station which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Children from Bolnore Village fall into the catchment area for Warden Park Secondary School in nearby Cuckfield. The town also has a 6th form college, numerous leisure groups, sports clubs and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles:

Schools: Bolnore Village Primary School (0.15 miles)
Warden Park Secondary Academy School in Cuckfield (1.5 miles)
Station: Haywards Heath mainline station (1.2 miles)

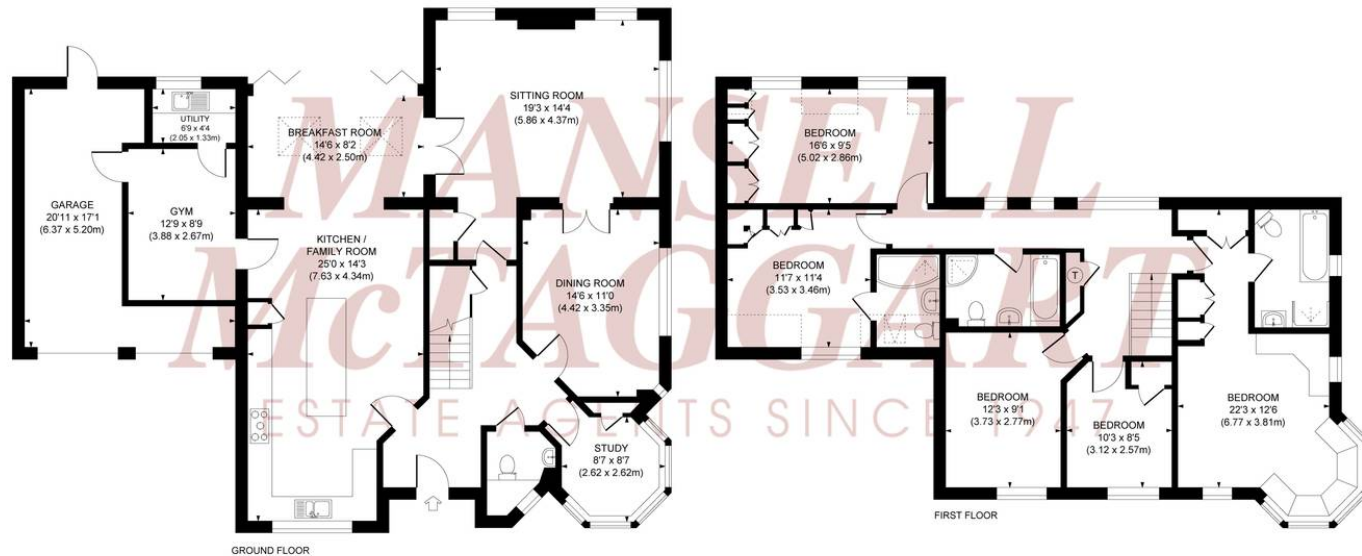


Approximate Gross Internal Area

Main House 2,446 sq. ft / 227.21 sq. m

Garage 203 sq. ft / 18.90 sq. m

Total 2,649 sq. ft / 246.11 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.