



Maytrees, Fox Hill, Haywards Heath, West Sussex RH16 4QT
£1,250,000



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A substantial 6 bedroom family house of 3650 ft.² plus several outbuildings and garages occupying a sunny and secluded 0.5 acre plot on the town's southern edge close to countryside and virtually opposite the Fox & Hounds pub. The current owner bought the property over 30 years ago and during this time he has transformed it into a fabulous family home. The house is accessed over a private driveway on the corner of Hurstwood Lane and Fox Hill with 2 sets of electric iron gates which lead into a substantial parking area and up to the 2 separate garages. The gardens are predominantly situated to the south and eastern side of the house and have been laid out with meticulous lawns, ornamental ponds, a large timber chalet, a gazebo and evening sun terraces, all of which enjoys a high degree of privacy.

There are several planning consents that are valid and expired for extending, altering the house to create an annex, a loft conversion and replacement of the detached single garage with a bigger 7m x 6m garage:-

Planning: Mid Sussex DC granted 08.12.2021 (Ref: DM/21/3647 - now lapsed) to extend and convert existing single garage (north side) and conservatory to form a self contained annex.

Granted 08.09.2020 (Ref: DM/20/0355 - now lapsed) for part conversion of loft space to create one very large bedroom suite

Granted: (ref: HH/07/00640) to replace the detached single garage with a much larger 7m x 6m double garage - this original consent included an extension to the front of the house to create 2 1st floor bedrooms on the south side which were completed and therefore this planning consent is extant (never needs renewing)



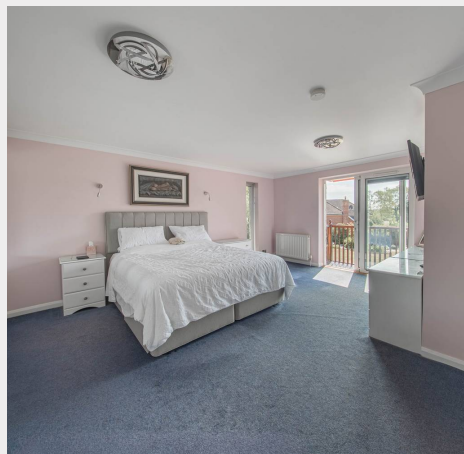
The house sits on the corner of Hurstwood Lane and Fox Hill on the town's extreme southern outskirts close to glorious countryside ideal for walking. The Fox and Hounds pub is across the road and a new primary school is expected to be built off Hurstwood Lane as part of a new housing development. It is believed that Hurstwood Lane will become a 'no-through road' at some point which will create a lovely walk to the new primary school when it is built.*

A regular bus service runs along Fox Hill and is also the pick up point for both Chailey and Warden Park secondary Academy schools. There are several nearby primary schools in the town and Wivelsfield Green. The local area is well served by some excellent independent schools including Great Walstead, Burgess Hill Girls, Ardingly, Worth and Cumnor House. These are some of the county's other excellent schools including Hurstpierpoint College, Brighton College, Lancing College, Bedes and Roedean all offer a school bus service with pick-up points close by.

The town centre with its extensive range of shops, restaurants, cafés and bars is about 1.4 miles to the north and the railway station is 2 miles and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23. The latter lying about 7 miles to the west at Bolney.

*Local planning: MSDC have recently granted consent to build 375 new houses and a new primary school on the land to the north of Hurstwood Lane – more information to follow



Approximate Area = 339.1 sq m / 3650 sq ft (Excluding Void / Roof Space)

Outbuildings = 31.7 sq m / 341 sq ft (Including Garage)

Total = 370.8 sq m / 3991 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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