

7 The Spinney, Haywards Heath, West Sussex RH16 1PL

Guide Price £850,000 - £900,000

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An extended 4/5 bedroom detached family house occupying a very large plot offering flexible accommodation and a garden studio in a cul-de-sac on the town's desirable north/western side, within a 0.8 mile walk of the railway station and very close to Harlands Primary School & countryside walks.

- Detached family home In prime location
- 0.8 mile walk to the railway station
- 5 min walk to Harlands Primary School
- Flexible accommodation with up to 5 bedrooms
- Enormous family sized kitchen/living area
- Separate lounge with open fireplace
- 4 first floor bedrooms and family bathroom - Potential to extend 1st floor STPP*
- Ground floor bedroom with ensuite shower (potential annexe)
- Plenty of driveway parking – garage
- 75' x 42' rear garden with modern studio building
- Gate from garden onto footpath linking with Blunts Wood
- EPC rating: C - Council Tax Band: F

*Planning reference: Mid Sussex District Council Ref: DM/17/2027 - Consent for extending granted in 2017. Some of the work was completed so the first floor extension could be started at any stage within planning permission - just building regs needed.

The Spinney is a cul-de-sac of just 8 large detached homes located off the northern end of Penland Road. Penland Road runs between Harlands Road and the Balcombe Road on the town's northern edge and is regarded as one of the most sought after parts of town due to its close proximity to Harlands primary school and the railway station. The road is made up of other similar aged houses. Harlands Primary School is within 400 yards and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which can be accessed on foot via Blunts Wood. The Blunts Wood and Paige's Meadow nature reserve provides some wonderful walks. The railway station provides fast commuter services to London, Gatwick Airport and Brighton. Other close by facilities include a 6th form college, leisure centre, Sainsbury's superstore, Waitrose and selection of shops and food outlets by the railway station. The town centre is 1.25 miles distant where there is a more extensive range of shops and stores whilst the trendy Broadway has a selection of restaurants, cafes and bars. Access to the major surrounding areas can be swiftly gained via the Balcombe Road or Hanlye Lane and the A/M23.

Distances in approximate miles:

Harlands Primary School (400 yards), Warden Park Secondary Academy 1.6 via Blunts Wood on foot, Railway station 0.8 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23 Warninglid 5, Maidenbower (J10A) 7

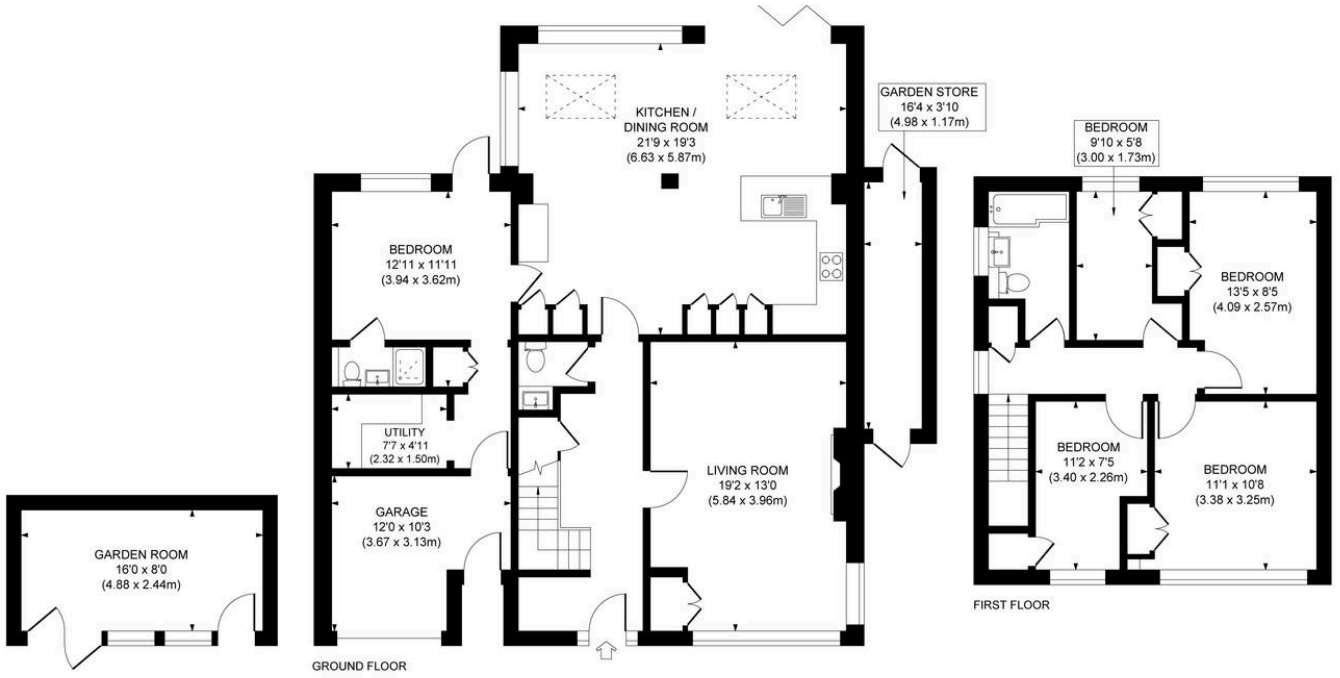








Approximate Gross Internal Area
Main House 1,618 sq. ft / 150.37 sq. m
Garage 105 sq. ft / 9.73 sq. m
Outbuilding 191 sq. ft / 17.72 sq. m
Total 1,914 sq. ft / 177.82 sq. m



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.

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