



4 Monks Meadow

ARDINGLY | WEST SUSSEX | RH17 6DZ

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Situation

A substantial detached family home overlooking ancient woodland set within an exclusive village development, with a private rear garden and situated opposite the prestigious Ardingly college

Ardingly is a sought after village surrounded by picturesque countryside and offering a range of everyday amenities including a village shop, bakery, primary school, parish church and public houses. The village is home to Ardingly reservoir providing sailing, fishing, walking and a variety of outdoor pursuits. The neighbouring town of Haywards Heath offers extensive shopping and leisure facilities, together with a mainline railway station providing regular services to London, Brighton and Gatwick Airport. There is also an excellent selection of respected state and private schools throughout the surrounding area including Ardingly College conveniently sited opposite.

Occupying a desirable position within the exclusive Monks Meadow development, this substantial 'Calverley' style detached family home offers approximately 2,140 sq ft (inc. garage) of beautifully appointed accommodation arranged across two floors. Overlooking protected ancient woodland and situated opposite the renowned Ardingly College, the property combines modern family living with a highly convenient village setting. The accommodation has been thoughtfully designed to suit both everyday family life and entertaining. A welcoming entrance hall leads to a dual aspect sitting room featuring a wood burning stove and french doors opening onto the rear garden, while a dining room and study provide flexibility. At the heart of the home is an impressive kitchen/breakfast room fitted with 'Quartz' worktops and a comprehensive range of integrated 'Siemens' appliances complemented by a utility room. Arranged over the first floor and accessed off the wonderful galleried landing are four generous bedrooms and three bathrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Outside, the landscaped rear garden has been carefully designed for both relaxation and entertaining, featuring a spacious stone patio along with a sizable lawn and specimen trees. The driveway to the side of the property provides parking for up to three vehicles and access to the large garage.



Kitchen

- » High gloss wall and base units
- » 'Quartz' worksurfaces
- » Inset 'Siemens' induction hob
- » Extractor fan over
- » 2 x integrated 'Siemens' electric ovens
- » Integrated 'Siemens' combination oven
- » Integrated 'Siemens' dishwasher
- » Integrated 'Siemens' fridge freezer
- » Tiled floor



Bathrooms

Family Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Principal Bedroom En-Suite Bathroom

- » Panelled bath
- » Wall mounted shower
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor

Bedroom Two En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under
- » Heated ladder style towel radiator
- » Tiled floor



Specification

- » Wall mounted 'Ideal' gas fired boiler located in the utility room
- » Useful utility room
- » Focal wood burning stove in the sitting room
- » Spacious and light galleried landing
- » Sizable principal bedroom with en-suite bathroom
- » Private rear garden
- » Driveway with parking up to three vehicles
- » Garage



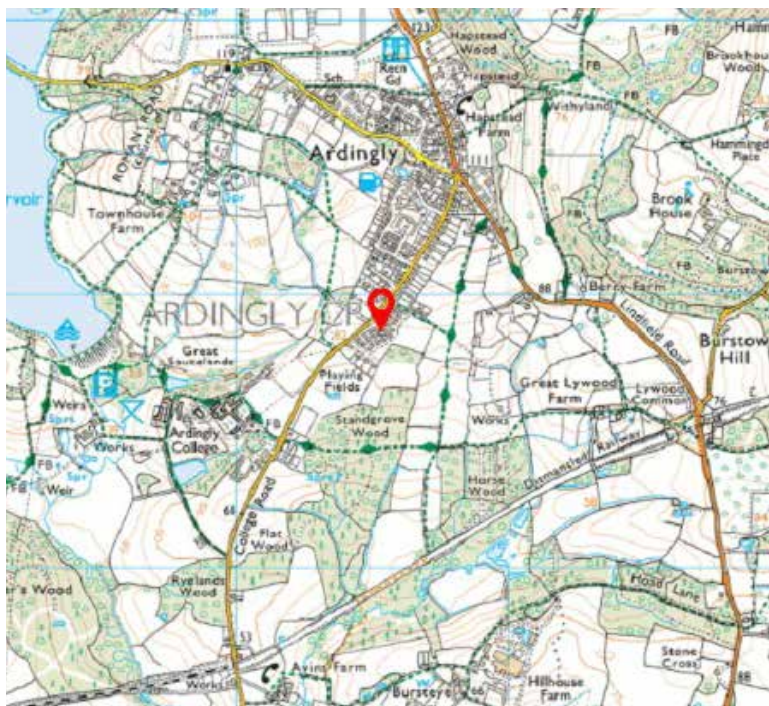
External

The property is approached over a paved path to the front door with lawn either side and the bordered by hedgerow. A driveway to the side of the property provides off street parking for up to three cars and access to the large garage. A sizable paved patio adjoins the rear of the property with a paved path leading to the garage with a pedestrian side door. The garden is predominately laid to lawn with specimen trees on the southern boundary.

Agents Notes

Development maintenance fee: TBC





Transport Links

Hawards Heath Train Station	approx. 3.3 miles
Balcombe Train Station	approx. 5.8 miles
London Victoria By Train	approx. 40 mins
Brighton	approx. 23.2 miles
Gatwick Airport	approx. 12 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Monks Meadow, Ardingly, RH17 6DZ

Approximate Gross Internal Area = 176.7 sq m / 1902 sq ft

Garage = 22.1 sq m / 238 sq ft

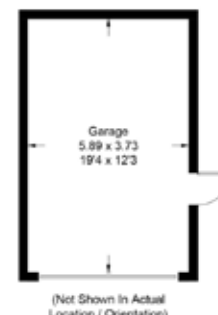
Total = 198.8 sq m / 2140 sq ft



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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