



Windover House, Birch Close, Haywards Heath, RH17 7ST

Guide Price £1,250,000



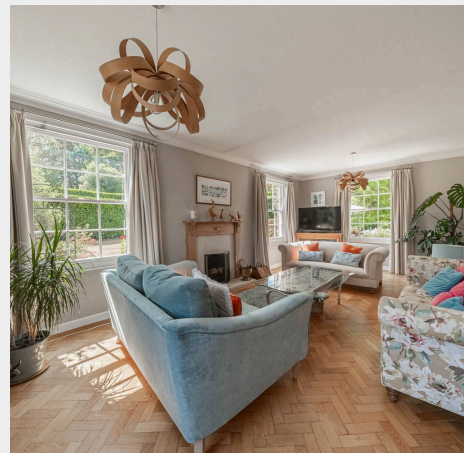
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A most attractive detached Georgian style family home occupying a 0.3 acre plot within this exclusive cul-de-sac off the Lewes Road, on the town's south/eastern edge close to countryside, within walking distance of the Snowdrop Inn pub, hospital and a short drive of the railway station and several excellent schools.

The house was built in the late 1960s and has numerous character features including some beautiful Herringbone Oak floors, original sash windows, an open fireplace and has had an extension to the kitchen to create a lovely family/living area with doors out to the gardens. The owners have lived here for just over 20 years.

- Fine home in prime cul-de-sac location
- Secluded west facing plot of 0.3 acres
- Grand rooms with character features
- Herringbone Oak flooring throughout hall, lounge and dining room
- Lounge with fireplace, dining room, study
- Family sized kitchen/breakfast room, utility
- Master bedroom with en-suite shower room
- 3 further double bedrooms and bathroom
- Great extension/loft conversion potential (planning permission now lapsed due to Covid)
- Plenty of private driveway parking – garage
- EV charging point
- Greenhouse, summer house & shed
- Close to countryside walks & Colwell Lane
- Walking distance of The Snowdrop Inn pub
- Easy reach of excellent local and private schools
- 2.2 miles from Haywards Heath railway station
- Internal viewing highly recommended
- EPC rating: E – Council Tax Band: G

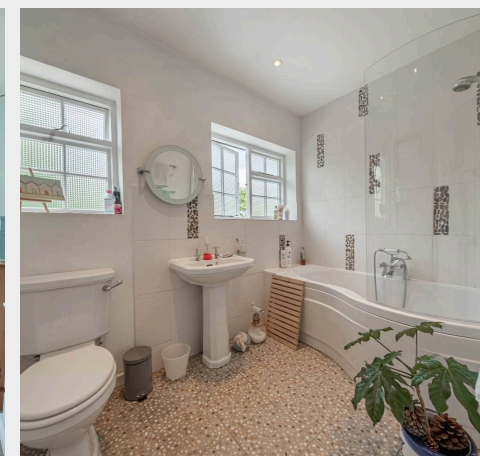
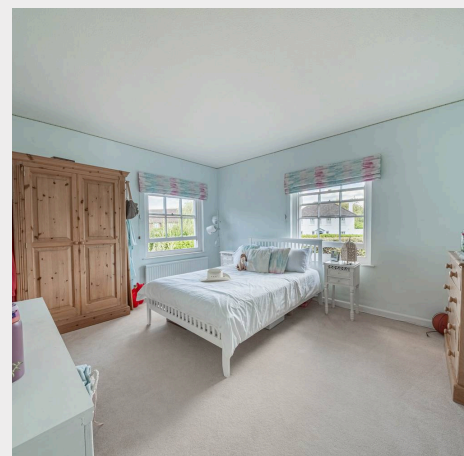
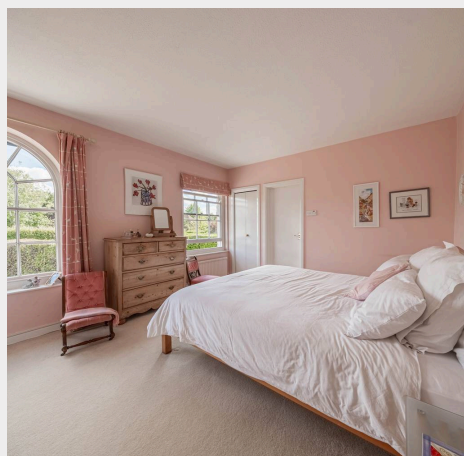


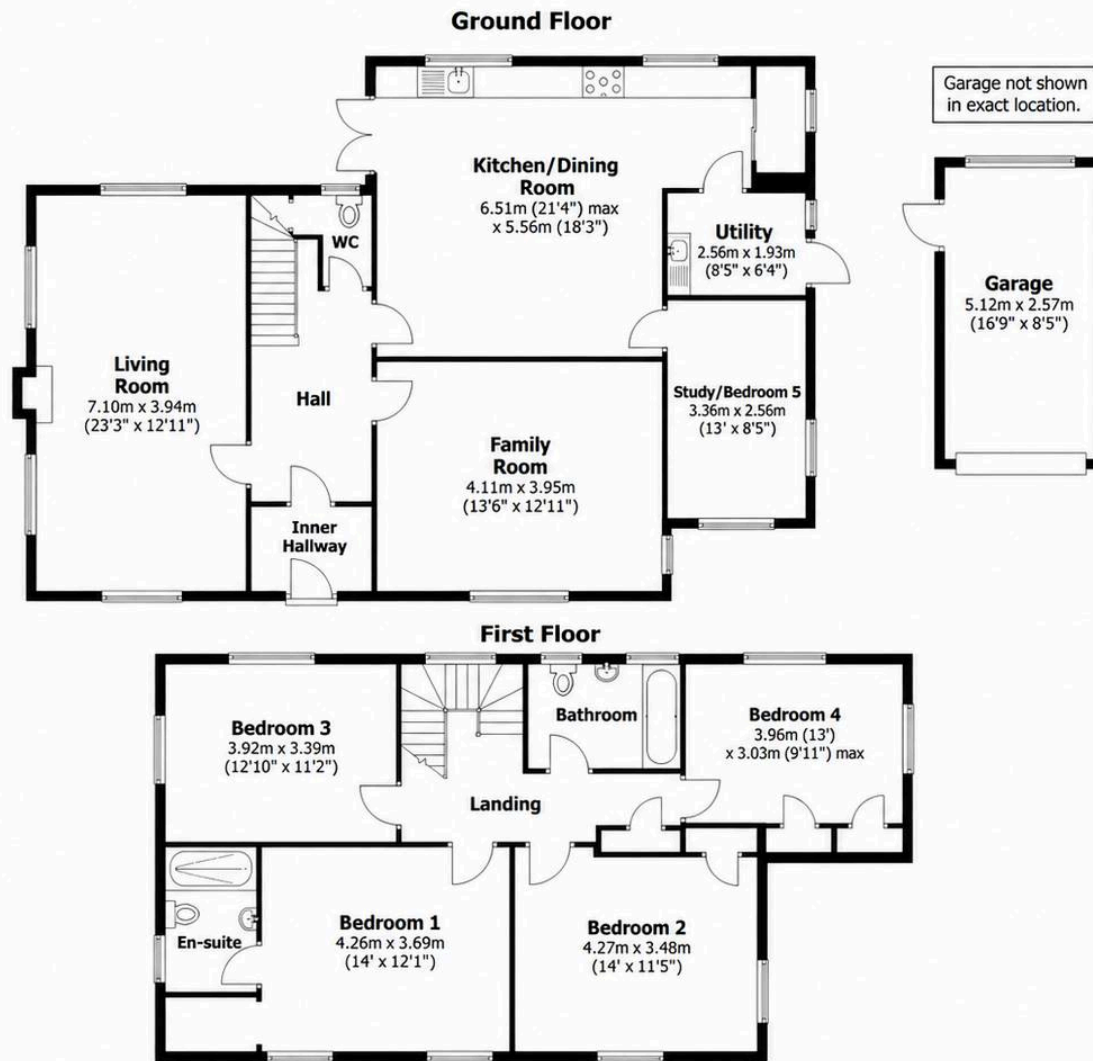
Windover House is the 3rd house down on the west side of this desirable cul-de-sac which is made up of other large and imposing detached homes located off the Lewes Road on the town's south/eastern outskirts. Nearby facilities including the Princess Royal Hospital, the Birch Hotel, a service station with late-night store and the Snowdrop Inn are all within walking distance. A public footpath from Lewes Road gives swift access through to Cobbetts Mead, creating a short cut through to Northlands Wood Primary School, Tesco Express, medical surgery and pharmacy. Countryside is close by. The town centre has an extensive range of shops, restaurants and cafés, a state of the art leisure centre numerous good local schools and a sixth form college. The local area is well served by numerous independent schools including Great Walstead , Ardingly College, Burgess Hill Girls, Hurst, Cumnor House, Worth and Handcross Park. These and some of the county's other highly regarded independent schools including Brighton College, Lancing college, Bedes and Roedean all run a school bus service with pick up points close by. The railway station provides a fast service to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the A272 (Lewes Road) and A/M23 which lies approximately 7 miles to the west at Bolney or Warninglid

Distances: (in miles approximately)

Town centre 1.2, Railway station 2.2, A23 at Bolney 7, Gatwick Airport 15, Brighton seafront 17





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