



5 Old House Lane, Haywards Heath, West Sussex RH16 4XF
£1,100,000 ... Freehold



**MANSELL
McTAGGART**
Trusted since 1947

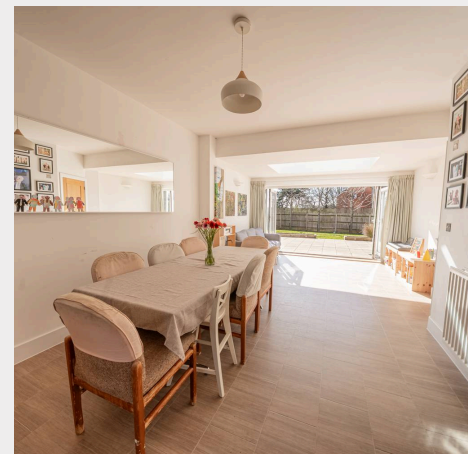


A 5 bedroom, 3 bathroom detached house providing spacious family sized accommodation of almost 3000 ft.² occupying a large west facing plot overlooking a green on this popular modern development on the town's southern edge.

- Detached family home on large corner plot
- Great setting overlooking a green
- Vaulted living room with woodburning stove plus large playroom and separate study
- 34' x 14' kitchen living area with bi-fold doors to garden
- High specification, upgraded kitchen with stone countertops, wine fridge and separate utility
- Private driveway parking – double garage
- 62' wide x 48' deep west facing garden with terrace
- High speed electric car charging point
- Fully boarded loft space with pull down ladder
- Warden Park Secondary Academy School catchment
- Easy reach of numerous independent schools via bus service
- EPC rating: B - Council Tax Band: G

Privately managed development. The property forms part of a managed complex with lots of children's play areas, open greens and wildlife areas which everyone contributes towards the maintenance costs of approx £400 per year

Managing agents: HML group



Old House Lane is a cul-de-sac located off Rocky Drive which is off Rocky Lane on the town's southern edge forming part of Crest Nicholson's recently completed 'The Beeches' development. There are several cycleways and pedestrian walkways linking with the town centre, hospital and Bolnore Village with its excellent primary school, woodland and Village Square. Countryside is also close by. Some residents find it easier to use rail services from Wivelsfield station on the northern edge of Burgess Hill which is just 2 miles away as there is good free parking and more chance of getting a seat in the morning rush hour. Haywards Heath is a similar distance and provides fast commuter services to London. The town centre has an extensive range of shops, restaurants, cafes and bars. There is a leisure centre, numerous sports clubs, golf clubs and several beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly Reservoir and the South Downs National Park. There are numerous primary and secondary schools locally and some excellent independent schools within the district which run a school bus service. By road, access to the major surrounding areas can be swiftly gained via the A272 (Rocky Lane) and the A/M23 which lies approximately 5 miles to the west at Bolney or Warringlid.

Distances (approximate miles on foot/train/car)

Schools: Bolnore Village (0.7), St Wilfrid's (0.9), St Josephs RC (1.1) , Warden Park Primary Academy (1.3), Warden Park Secondary Academy (Cuckfield 2.5), Oathall Community College (Lindfield 1.7) Mainline Station: Haywards Heath (1.8) providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Area = 239.6 sq m / 2579 sq ft
Garage = 32.9 sq m / 354 sq ft
Total = 272.5 sq m / 2933 sq ft
Including Limited Use Area (4.0 sq m / 43 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 263661

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.