



## 16 The Coppice, Haywards Heath, West Sussex RH16 4WR

Guide Price £1,000,000 – £1,100,000



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A fabulous 6 bedroom detached family house with versatile accommodation of 2,494 sq ft arranged over 3 floors and presented for sale in immaculate order throughout and benefiting from a double garage and a 60' x 40' south/east facing rear garden, on this popular development built around 10 years ago by Crest Nicholson on the town's southern edge.

- Substantial detached home of 2,494 ft.<sup>2</sup>
  - Versatile accommodation over 3 floors
  - Private driveway & detached double garage (useable space)
  - 60' x 40' enclosed south/east facing garden
  - Beautiful living room with woodburning stove
  - Enormous family sized kitchen/living area,
  - Separate playroom and study
  - Grand master suite with dressing area & shower room
  - 5 further bedrooms & 2 bath/shower rooms
  - Several good schools and nurseries within a 10 min drive
  - Warden Park Secondary Academy School catchment area (Bus)
  - Easy drive to Wivelsfield station (5 mins) & Hayward Heath station (8 mins)
  - Fibre to property - gas heating - Megaflo hot water cylinder
  - EPC rating: TBA - Council Tax Band: G
  - Private estate charge: Current 6 month charge: £189.00
- Managing agents: HML Group

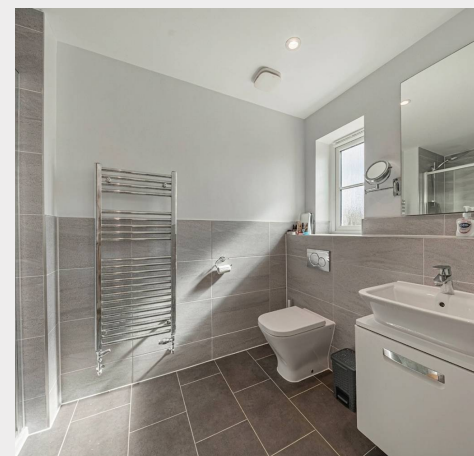


The Coppice is located off Rocky Drive which forms part of the Beeches development on the town's southern edge. The development is located off Rocky Lane (A272) which provides far swifter vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving easy pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars, 6th form college and a leisure centre. Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by.

Open countryside is close by which includes several beauty spots like Ditchling and Chailey common nature reserve, the Ashdown Forest and the South Downs National Park.

#### **Distances in approximate miles (on foot/car/train)**

Schools: St Wilfrid's Primary 1.3, Warden Park Primary Academy 1.5, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2,  
Stations: Haywards Heath 2.2 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) Wivelsfield 2.0 A23 at Bolney 5.7, Gatwick Airport 15, Brighton Seafront 14



**Approximate Gross Internal Area**  
2,494 sq. ft / 231.71 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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