

Lewes Road

HAYWARDS HEATH, WEST SUSSEX, RH17

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Lewes Road

HAYWARDS HEATH, WEST SUSSEX, RH17

A stunning five bedroom home on an exceptional plot, with wonderful interiors that blend contemporary modern additions with the charm and character of the original home. The property is situated in a highly sought after location in the commuter town of Haywards Heath and has been recently extended over the double garage creating a spectacular principal bedroom suite with gallery above. The property is positioned in the centre of its plot with a large garden at the front and beautiful formal gardens at the rear, complete with a sunken ornamental garden area and a further wild garden plot beyond this. There is a very good degree privacy and the exceptional garaging and extensive parking make this home ideal for car enthusiast or large families.

Accommodation

The classic interior flows particularly well with the ground floor offering a generous and welcoming entrance hall, central to the accommodation on this floor. The western wing of the house provides a large dual aspect drawing room with an attractive feature fireplace, this room leads through to a well presented and traditional triple aspect dining room. On the eastern side of the entrance hall there is a generous snug/family room with feature fireplace and a modern farmhouse style kitchen/breakfast room with integrated appliances. Beyond the kitchen there is a further entrance porch, utility room and cloakroom. The garage can be accessed from this side of the house with 23,0 x 20'8 dimensions and a door to a further workshop. Below the garage the current owners have created a superb wine cellar with steps that lead down from the garage floor.


















KEW GARDE









On the first floor the bedrooms are generous and well balanced with the master piece of this floor being the spectacular triple aspect principle suite with large dressing room and en suite bathroom and stairs up to a spacious gallery/ living area. There are four further good sized bedrooms on this floor, an additional large playroom and a family bathroom and shower room. Between the family bedroom suites and the principal bedroom, there is a further room that is ideal for use as a home office.

Outside

The property sits in a beautiful plot with large mature gardens to the front and rear, and an additional plot at the back that provides a wild garden area, well screened by hedging and trees. The formal garden behind the house has a tremendous degree of seclusion with pretty flower beds, magnificent trees and a large raised paved terrace that leads to a paved pathway and a lower walled ornamental garden with a central pond and water feature. There is stone seating and a hedge with archway that that leads through to the wild garden. A large decked area adjacent to the house offers an alfresco dining area that extends to the side of the property. The front garden offers an exceptionally large lawn, pretty flowerbeds, specimen trees and a wooded area that screens the garden from the road. A long driveway leading to the house offering access to the garage and generous additional parking.

Location

There are a wealth of leisure and cultural activities in the greater area, including golf at Lindfield and Mid Sussex, stunning walks across the south downs national park and opera at Glyndebourne. Haywards Heath has a good range of shops, restaurants and a leisure centre with further comprehensive shopping and entertainment found at Lewes, Brighton and Crawley.The area offers excellent transport links with Haywards Heath mainline rail station providing regular services to London Bridge/Victoria, with journey time from 42 minutes. To the west, the A272 joins with the A23/ M23. Gatwick airport approx 15 miles, M25 (junction 7) 26 miles; central London 45 miles. Excellent schools and colleges serve the wider area and include Ardingly College, Great Walstead, Cumnor House, Burgess Hill Girls, Lewes Old Grammar School, Worth and Hurstpierpoint College.







Asking Price: £2,250,000
Subject to Contract

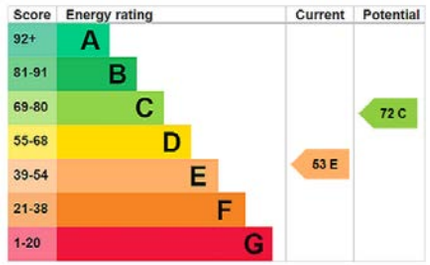
Local Authority: Mid Sussex

Council Tax Band: G

Tenure: Freehold

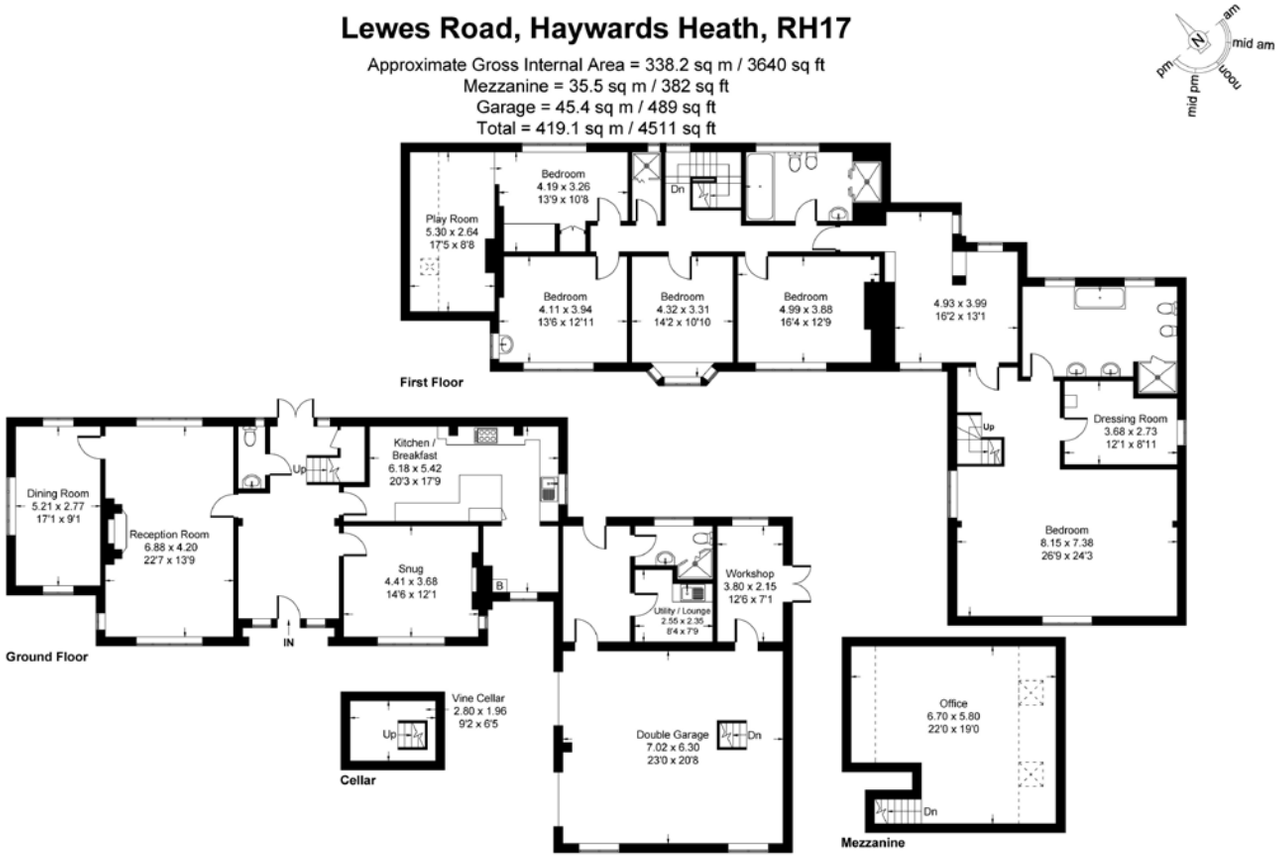
Reference: CHB260056

Approximate Gross Internal Area:
4,511 sq.ft. / 419.1 sq.m.



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Approximate Gross Internal Area = 338.2 sq m / 3640 sq ft
Mezzanine = 35.5 sq m / 382 sq ft
Garage = 45.4 sq m / 489 sq ft
Total = 419.1 sq m / 4511 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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