



125 Virginia Drive, Haywards Heath, West Sussex RH16 4XW

Guide Price £695,000

FREEHOLD





An upgraded 4 bedroom detached family home built by David Wilson Homes in early 2022 to their Avondale design occupying one of the best positions on the well laid out Wychwood Park development with views across protected ancient woodland all the way to the South Downs.

- Family home in prime position with wonderful views
- Private driveway for 3 cars with EV charging point and single garage
- 34' x 33' landscaped walled garden with patio area
- Upgraded by the developer and the owners
- Karndean flooring & plantation shutters
- Beautiful kitchen with upgraded quartz stone worktops, doors and appliances
- Triple aspect, living room and separate study
- Spacious hall, cloakroom & utility room
- Master bedroom with dressing area & en-suite shower
- 3 further double bedrooms and bathroom
- Warden Park Secondary Academy catchment
- Close to footpaths and countryside
- Easy walk to the Princess Royal Hospital
- Estate charge: expected to be £250 – £300 PA
- EPC rating: B – Council Tax Band: F



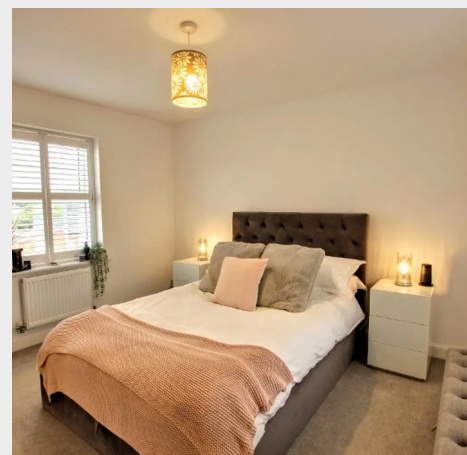
The property is situated in the central part of the Barratt/David Wilson Homes 'Wychwood Park' development which in turn is situated off Rocky Lane on the town's southern outskirts close to countryside. A public footpath 75 yards to the west of the house leads through to Rookery Way linking with Fox Hill and Rocky Lane giving swift pedestrian access to the town centre and bus stops for Warden Park Secondary Academy school. The footpath will continue down through the development once completed and link with countryside and the river to the south making a rather pleasant country walk through to the Fox and Hounds pub and the old village of Wivelsfield. The town centre has an extensive range of shops, stores, restaurants, cafés and bars, a leisure centre, a 6th form college and several good primary schools. A new primary school is to be built off Hurstwood Lane soon and we assume will be the catchment area for this house.

By road access to the major surrounding areas can be gained via Rocky Lane (A272) and the A/M23 which lies about 7 miles to the west at Bolney or Warninglid.

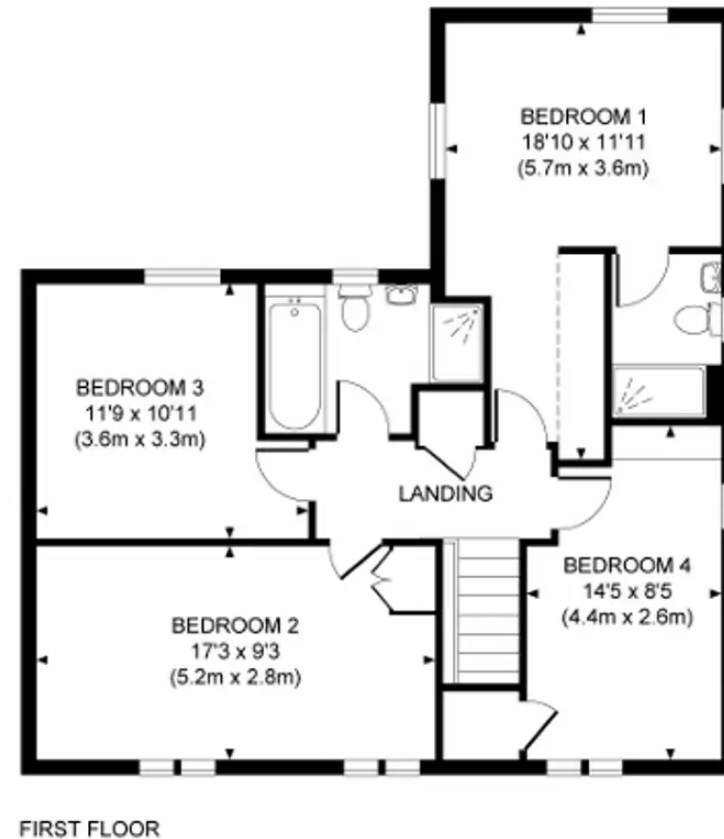
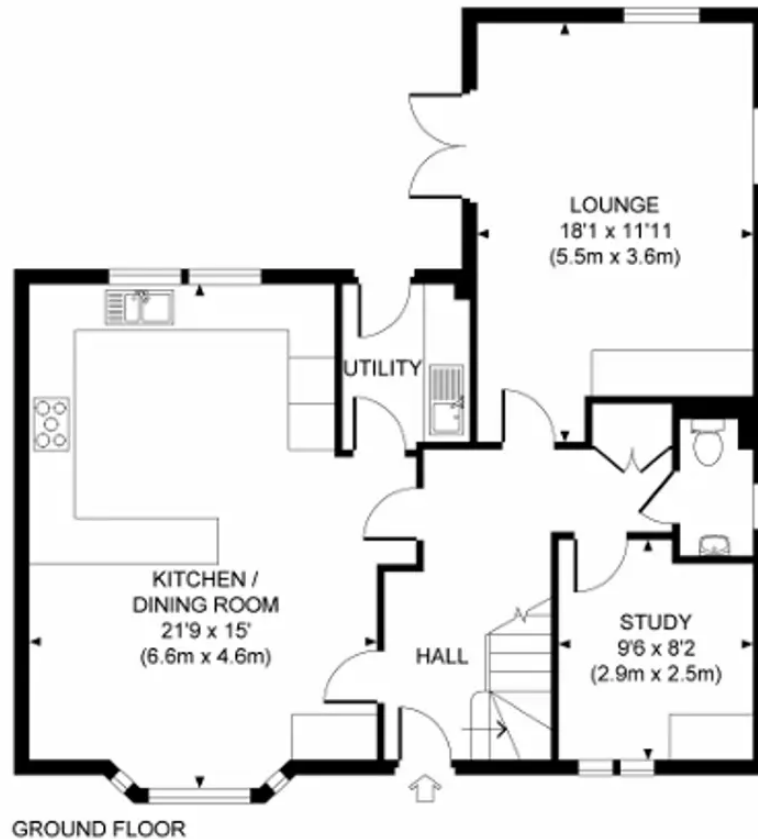
Distances in miles on foot/car/rail

Haywards Heath Railway station 1.8 (on foot)

Wivelsfield Station 2.2 (by car)



Approximate Gross Internal Area
1512 sq ft / 140.5 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 any decisions reliant upon them.

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