



4 Old House Lane, Haywards Heath, West Sussex RH16 4XF

GUIDE PRICE £800,000 - £850,000

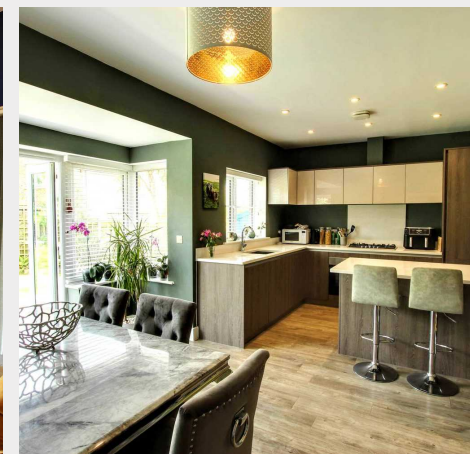
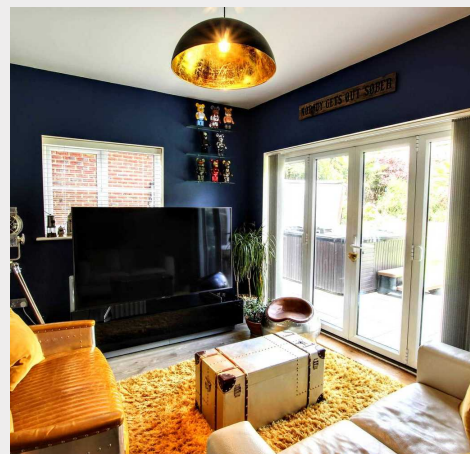
**MANSELL
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A well designed and beautifully presented 4 double bedroom, 3 bathroom detached house of 1996 sq ft with plenty of driveway parking, a double garage and a pretty rear garden enjoying a great setting within this popular new development overlooking a large green on the town's southern edge.

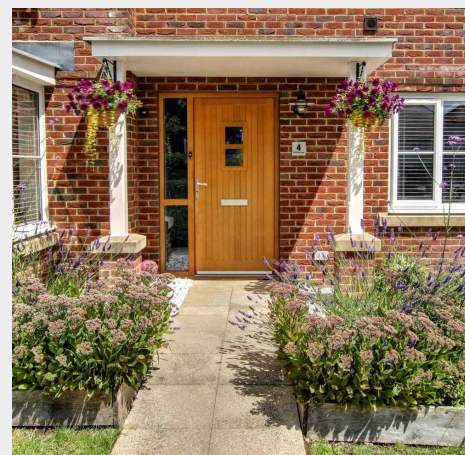
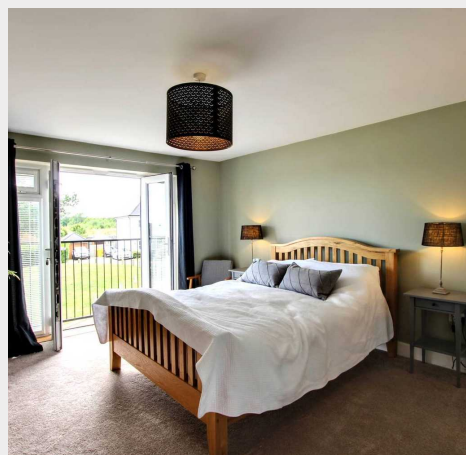
- Prime position on popular new development
- Immaculate home in show house condition
- Plenty of driveway & double garage alongside
- Living room with fireplace and wood stove
- Separate dining room, study and utility room
- Family sized kitchen/breakfast room with appliances & doors to garden
- 57' x 35' rear garden with terraces
- Stations: Haywards Heath 1.7 miles & Wivelsfield 1.9 miles
- Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- EPC rating: B - Council Tax Band: F

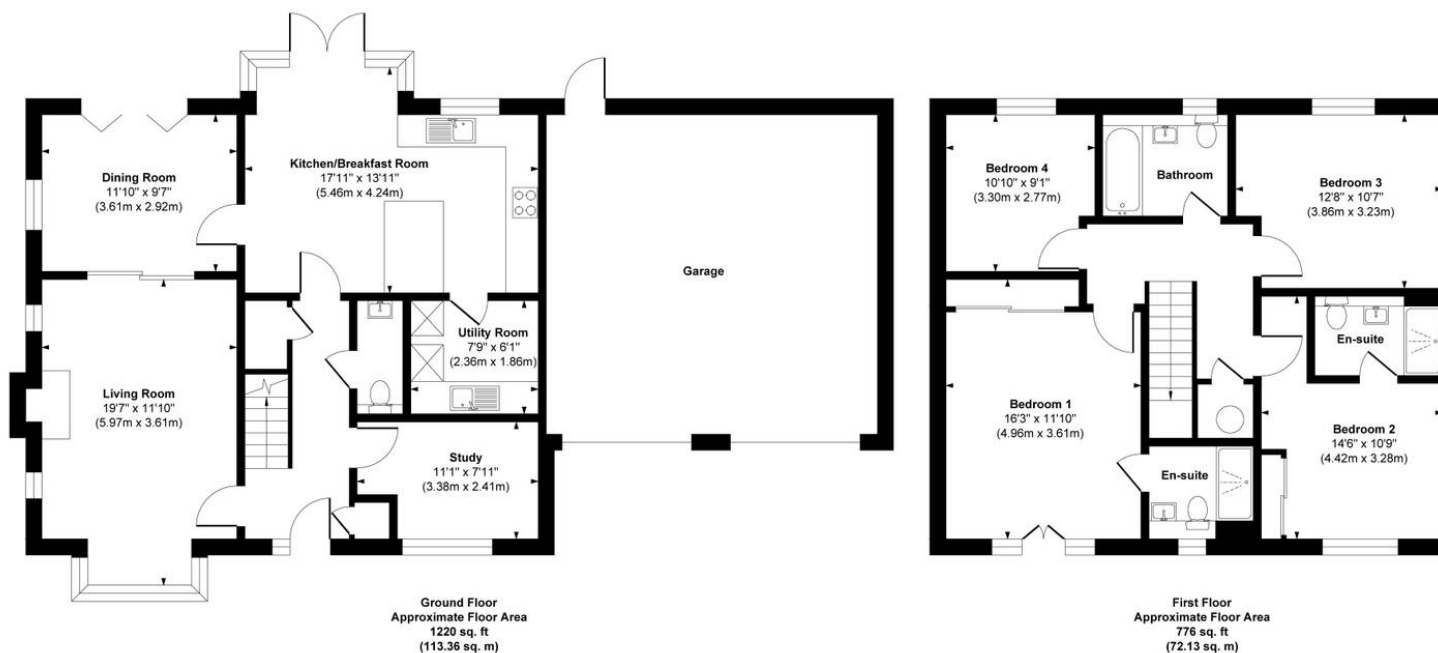


Old House Lane is a cul-de-sac of just 10 properties which is located off Rocky Drive which, in turn, is off Rocky Lane on the town's southern edge forming part of Crest Nicholson's 'The Beeches' development. There are several cycleways and pedestrian walkways linking with the town centre, hospital and 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 state of the art 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 and 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 Warninglid.

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).

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Approx. Gross Internal Floor Area 1996 sq. ft / 185.49 sq. m (Including Garage)

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Mansell McTaggart Haywards Heath

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