



## 15 Quarry Hill, Haywards Heath, West Sussex RH16 1NG

GUIDE PRICE ... £700,000-£750,000 ... FREEHOLD



**MANSELL  
McTAGGART**  
Trusted since 1947



A deceptively spacious split level 4 bedroom detached house of approx. 1700 sq ft offering flexible accommodation with a fabulous 155' x 40' rear garden backing onto ancient woodland on the town's desirable west side close to excellent schools, the railway station and glorious countryside.

- Flexible home in prime cul-de-sac location
- Desirable west side close to railway station
- Easy walk to Harlands Primary & Warden Park Secondary Academy schools
- 155' x 40' rear garden backing onto woodland
- Extremely versatile accommodation layout
- Entry level: hall, bathroom, utility/potential study/bed 5
- Ground: huge kitchen/family room, living room with wood burning stove, conservatory
- 1st: 4 bedrooms and shower room
- Private driveway parking – single garage
- EPC rating: C – Council Tax Band: F

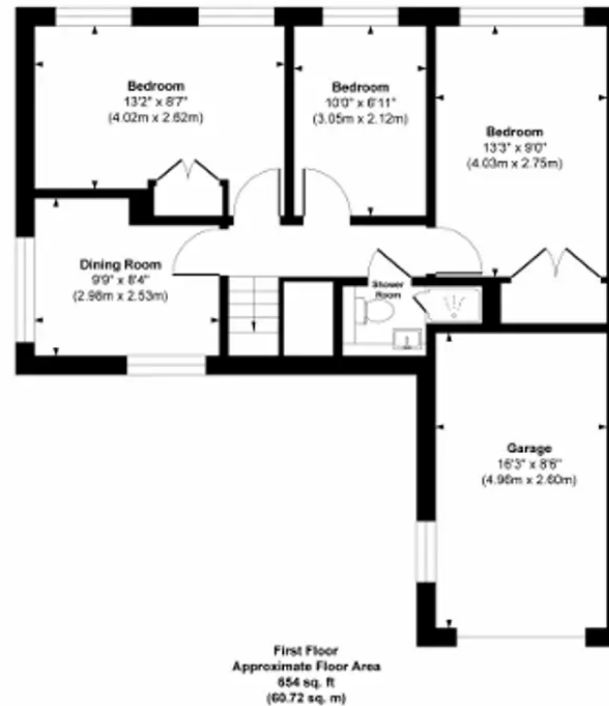
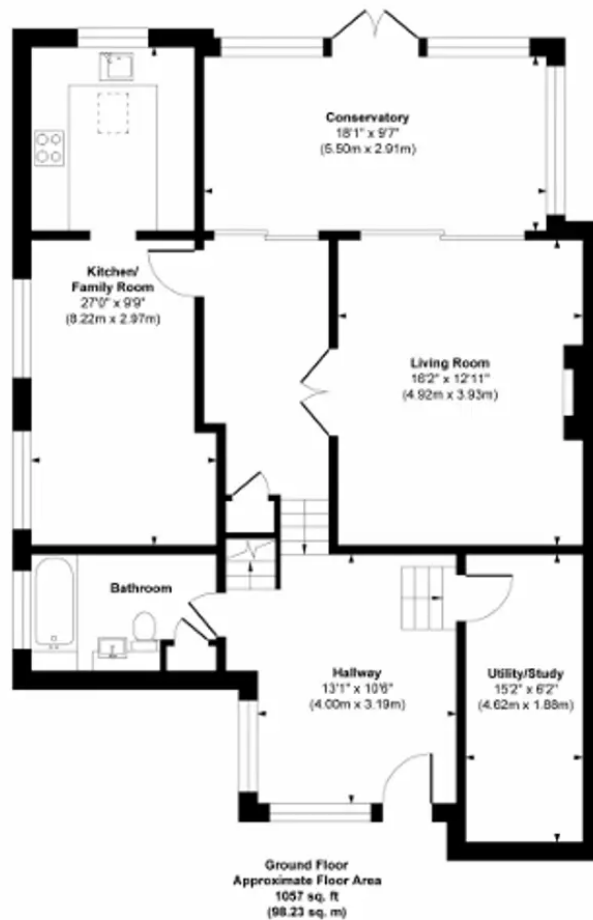


Quarry Hill is located off Blunts Wood Road on the town's desirable west side adjoining the Blunts Wood and Paiges Meadow Nature Reserve and conveniently placed within walking distance of excellent schools, the leisure centre, Sainsbury's Superstore, Waitrose and railway station (0.6/0.7). Harlands Primary School is within a 10 minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot via Blunts Wood. The town's trendy Broadway and shopping areas of South Road and the Orchards are approximately 1.25 miles distant where there is an extensive range of shops, restaurants, cafes and bars. The leisure centre and 6th form college are both within 0.4 miles. Cuckfield's picturesque village High Street with its traditional range of shops, boutiques, pubs and restaurants is within a 20 minute walk via Blunts Wood. By road, access to the major surrounding areas can be swiftly gained via the A272, the Balcombe Road and the A/M23, the latter lying approximately 5.5 miles to the west at Warminglid or 8 miles to the north at Maidenbower (Junction 10A) giving swift access to Gatwick Airport and the M25.

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

Harlands Primary School (0.6), Warden Park Secondary Academy (1.1), Leisure Centre (0.5), Railway station (0.7) providing fast commuter links to Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins), The Broadway (1.2), Gatwick Airport (13), Brighton Seafront (15)





**Approx. Gross Internal Floor Area 1711 sq. ft / 158.95 sq. m**

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## Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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