



Pooks Cottage, 26c Oathall Road, Haywards Heath, RH16 3EQ

Guide Price £425,000–£450,000



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A surprisingly spacious 2 bedroom Grade II Listed, late 14th Century character terraced cottage believed to be the second oldest house in Haywards Heath, hidden down a driveway off the east side of Oathall Road within a short walk of the town centre, fashionable Broadway & railway station.

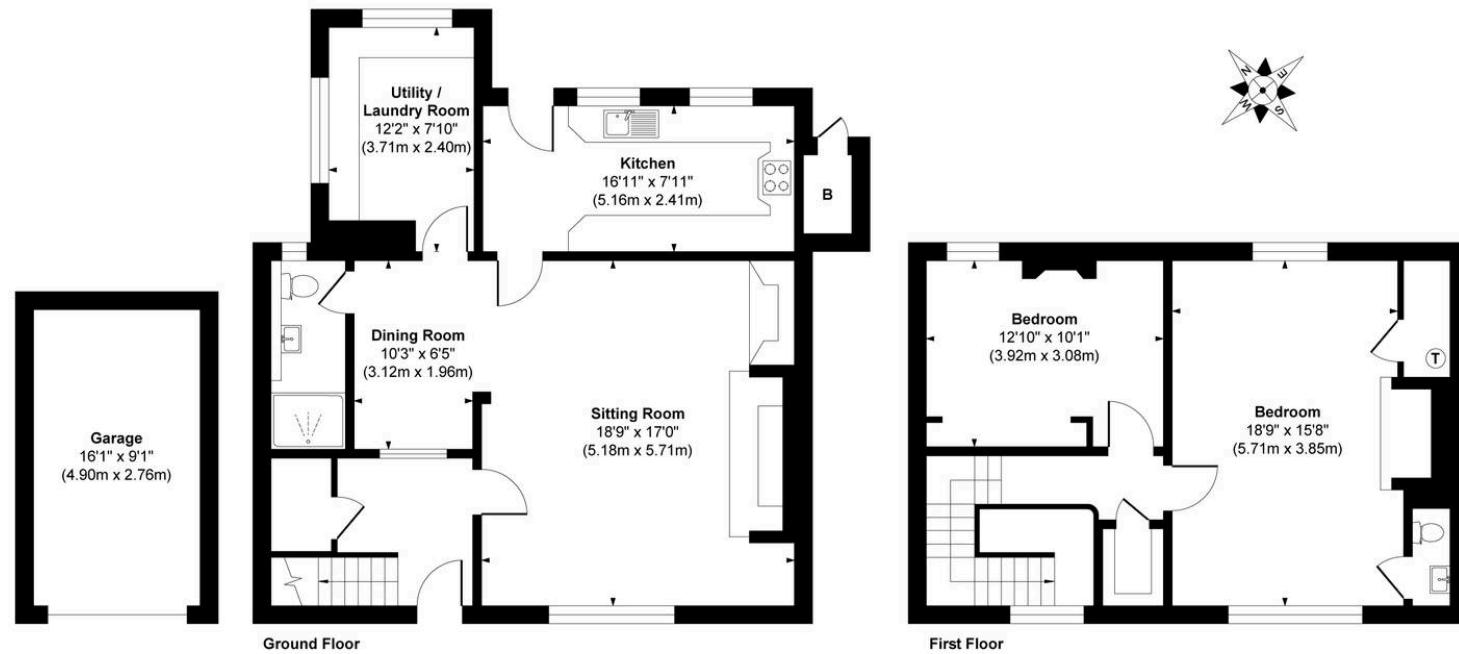
- Charming terraced cottage of immense character dating back from between 1380-1390
- Rare opportunity to obtain a piece of local history
- Character features throughout
- Hidden away in this established part of town
- Fabulous timbered living room with Inglenook fireplace & dining area
- Separate utility/study & bathroom
- 2 impressive bedrooms and upstairs WC
- Small courtyard gardens to front & rear
- Single garage at bottom of driveway
- EPC rating: D - Council Tax Band: D



**Some historical notes.** The owners appointed the historical building expert Dr Annabel Hughes to carry out a report in 1994 (Please see the attachments on our website). She believes the property would have once been a four bay Hall House and on some very early maps would have been known as Abraham Pelham's house or Petlands believed to date from 1568 and formed part of the land owned by Nicolas Harding, which included the manors of Hayworth and Trubwick. It may have had land of around 110 acres which surrounded this part of the countryside. In Victorian times, part of the farmhouse would have been demolished and a new wing built to the western end and then later another smaller wing to the eastern end making this a very interesting collection of properties. Dr Hughes continues by saying she believes it is the second oldest house in the town after Little Haywards Farmhouse which still stands off Courtlands but marginally older than Great Haywards off Amberley Close which have all predated the battle at Muster Green between the Cavaliers and the Roundheads in the British Civil War when the area was just regarded as Heath Land and comprised a handful of farms.

**Location:** the property is hidden down the driveway shared with just three other properties off the east side of the road, roughly between Fairford Close and Farlington Close. Most of the town's facilities are within a 10 minute walk including the town centre, fashionable Broadway, several schools and a very pleasant stroll across the glorious Clair Park to the railway station. There are excellent schools and a 6th form college in the town, a leisure centre, several supermarkets, numerous sports clubs and leisure groups, numerous parks and the adjoining villages of Lindfield and Cuckfield are within reach on foot. By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 which lies about 5.5 miles to the West at Bolney or Warninglid.





**Approximate. Gross Internal Floor Area 1469 sq. ft / 136.61 sq. m**

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# Mansell McTaggart Haywards Heath

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