



Maytrees, Fox Hill, Haywards Heath, West Sussex RH16 4QT

Guide Price £1,250,000 – £1,350,000



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A substantial 6 bedroom family house of 3650 ft.² plus several outbuildings and garages occupying a sunny and secluded 0.5 acre plot on the town's southern edge close to countryside and virtually opposite the Fox & Hounds.

There are several planning consents that are valid and expired for extending, altering the house to create an annex, a loft conversion and replacement of the single garage to a larger garage.

The current owner bought the property 30 years ago which originally comprised a detached bungalow and in that time has transformed the property into a fabulous family home.

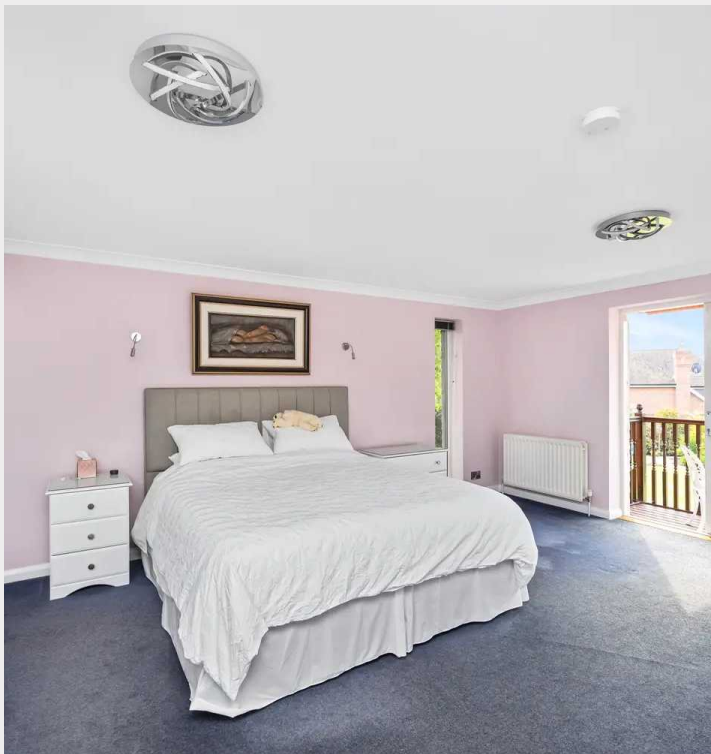
The versatile accommodation still has great potential for further enlargement if required (See Planning section) Would ideally suit an extended family or those looking for a home that could also provide an annex and home space.

The house is accessed over a private driveway on the corner of Hurstwood Lane and Fox Hill with two sets of electric iron gates which lead into a substantial parking area and up to the two separate garages.

The gardens are predominantly situated to the south and eastern side of the house and have been laid out with lawns, ornamental pond, a large timber chalet, gazebo and evening sun terraces, all of which enjoys a high degree of privacy.







Planning: Mid Sussex DC Granted 08.12.2021 (ref: DM/21/3647 for 3 years) to extend and convert existing single garage (north side) and conservatory to form a self contained annexe.

Granted 08.09.2020 (ref:DM/20/0355 - expired) for part conversion of loft space to create one very large bedroom suite

Granted: (ref: HH/07/00640) to replace the detached single garage with a much larger 7m x 6m Double garage – this original consent included an extension to the front of the house to create 2 1st floor bedrooms on the south side which were completed and therefore this planning consent is extant (never needs renewing)

Local planning: MSDC have recently granted consent to build 375 new houses and a new primary school on the land to the north of Hurstwood Lane – more information to follow

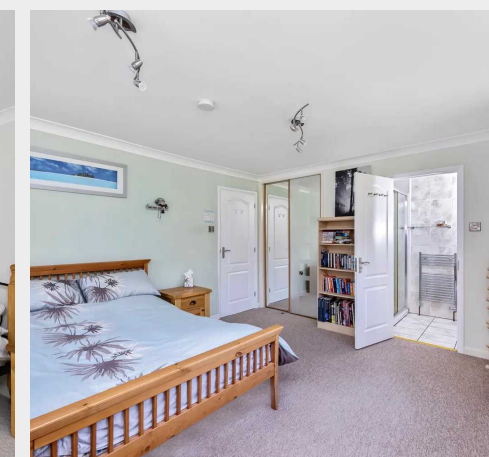
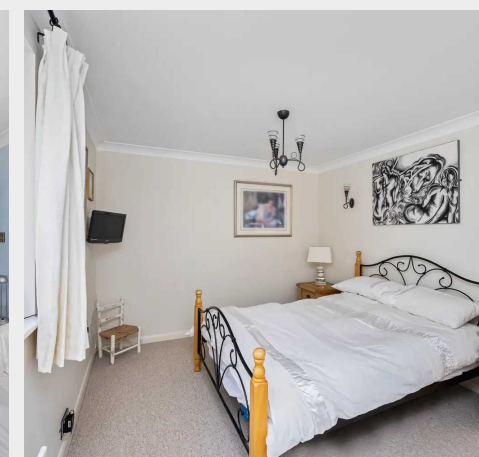
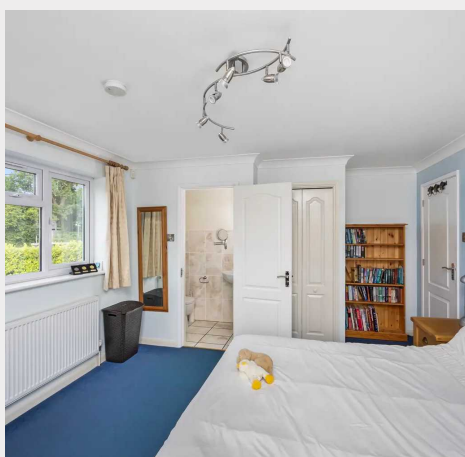
- Substantial home on 0.5 acre plot
- Secluded south facing gardens
- Well-presented accommodation throughout
- Fabulous kitchen with all modern appliances and gadgets
- Gated Entrance – plenty of parking
- Ideal for an extended family & home working
- Convenient for local and independent schools

The house sits on the corner of Hurstwood Lane and Fox Hill (B2112) on the town's extreme southern outskirts close to glorious countryside ideal for walking. The Fox and Hounds pub is across the road and a new primary school is expected to be built off Hurstwood Lane as part of a new housing development. It is believed that Hurstwood Lane will become a 'no-through road at some point which will create a lovely walk to the new primary school when it is built. A regular bus service runs along Fox Hill and is also the pick up point for both Chailey and Warden Park Secondary Academy schools. There are several nearby primary schools in the town and Wivelsfield Green.

The local area is well served by some excellent independent schools including Great Walstead, Burgess Hill Girls, Ardingly, Worth and Cumnor House. These and some of the county's other excellent schools including Brighton College, Lancing College, Bedes and Roedean all offer a school bus service with pick up points close by.

The town centre with its extensive range of shops, restaurants, cafés and bars is about 1.4 miles to the north and the railway station is 2 miles and provides fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23. The latter lying about 7 miles to the west at Bolney.



Approximate Area = 339.1 sq m / 3650 sq ft (Excluding Void / Roof Space)

Outbuildings = 31.7 sq m / 341 sq ft (Including Garage)

Total = 370.8 sq m / 3991 sq ft





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