



6 Old House Lane, Haywards Heath, West Sussex RH16 4XF
£800,000



**MANSELL
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A really well laid out 4 bedroom, 3 bathroom, 3 reception room detached family house with plenty of private driveway parking and a double garage alongside with a 60' x 40' fully enclosed rear garden overlooking a green within a cul-de-sac on this popular new development on the town's south edge close to countryside and within the Warden Park Secondary Academy school catchment area.

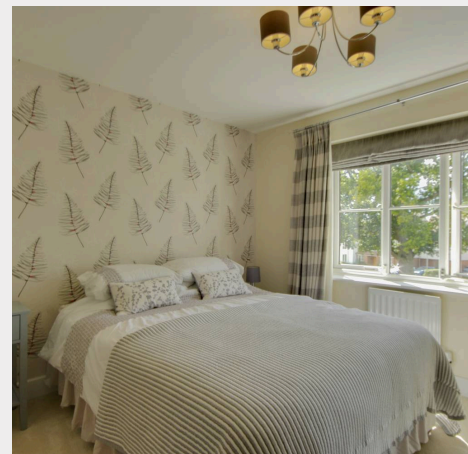
- Fabulous 4 bed family home on generous plot
- Popular development on towns southern edge
- Detached double garage – parking for 4/5 cars
- Entrance hall, cloakroom and utility room
- Sitting room with bay window and wood burning stove
- Family size kitchen/breakfast with integrated appliances
- Dining room and separate study
- Master and guest bedrooms with en-suite shower rooms
- Fully enclosed 60' wide x 40' deep rear garden
- Close to countryside and hospital – 2 mile drive to Wivelsfield railway station
- Near bus stop for Warden Park secondary school
- EPC rating: B – Council Tax Band: F
- Private development. The property forms part of a managed complex with lots of children's play areas, open greens and wildlife areas which everyone contributes towards the maintenance costs of approx £400 per year. Managing agents: HML group

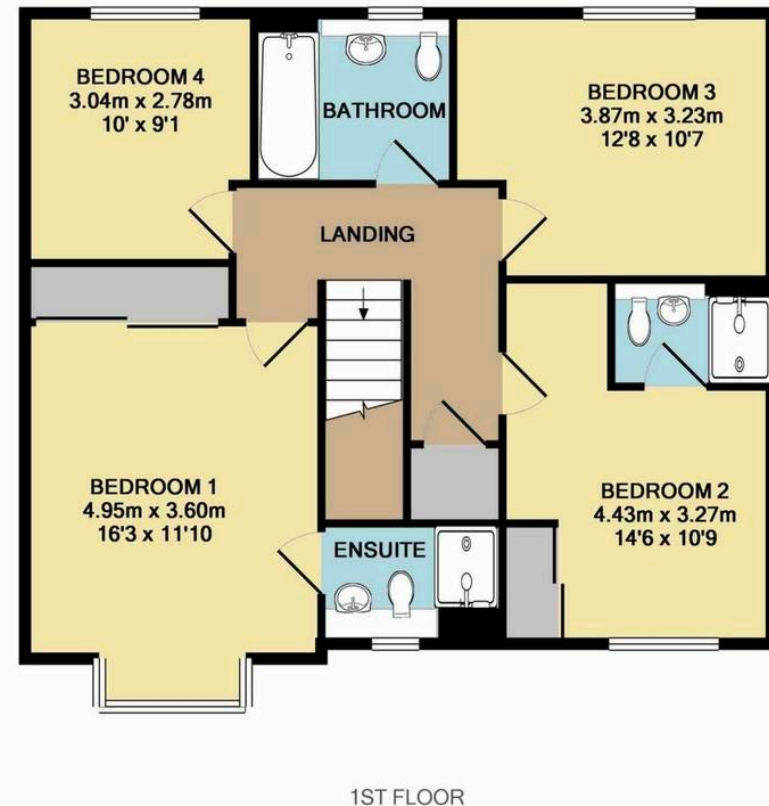
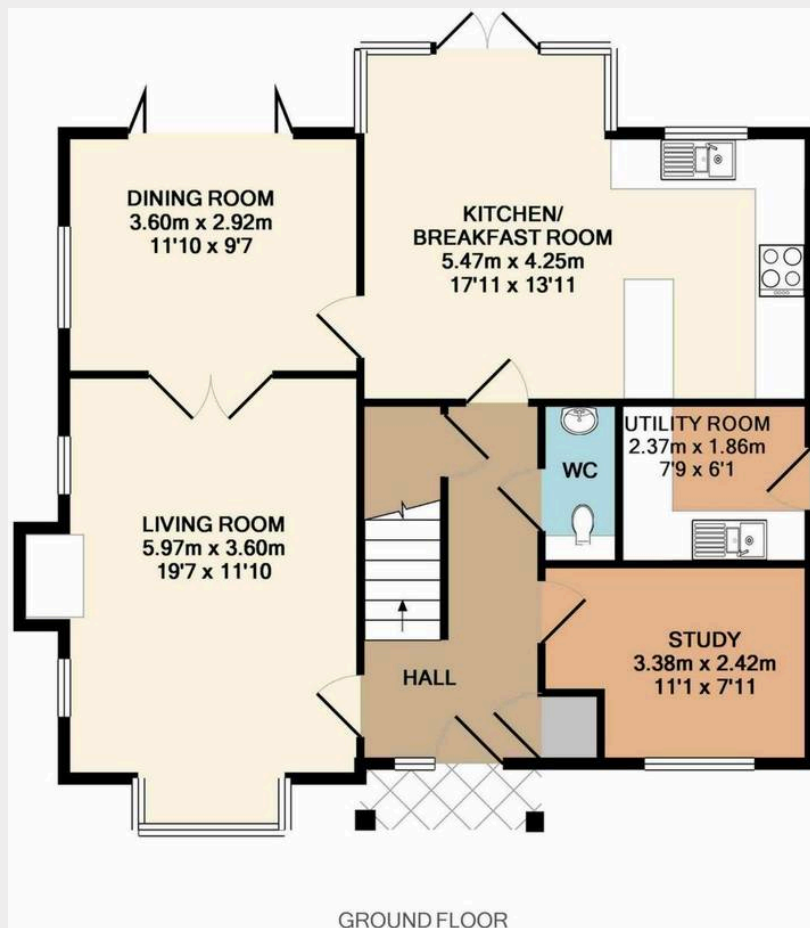


Old House Lane is a cul-de-sac of just 10 properties which is located off Rocky Drive which, in turn, is off Rocky Lane on the town's southern edge forming part of Crest Nicholson's recently completed 'The Beeches' development. There are several cycleways and pedestrian walkways linking with the town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





TOTAL APPROX. FLOOR AREA 152.0 SQ.M. (1636 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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