



**6 Grosvenor Hall Bolnore Road, Haywards Heath, RH16 4BX**

Guide Price £1,100,000-£1,200,000



**MANSELL  
McTAGGART**  
Trusted since 1947



An impressive 2500 ft.<sup>2</sup> town house in this select gated complex which was created from the conversion of this beautiful former Victorian Convent in 2016 with characterful accommodation, private gardens and a 1/12th Share of the communal gardens and ancient woodland, which total about 8 acres

Having sold the 10 refurbished homes from new in 2016/17 for the private developer, Mansell McTaggart are well aware of the various layouts and feel that No. 6 had the best balance of accommodation on all floors and was the biggest other than No. 3 (the original Chapel).

Each home has parking for two cars directly in front plus a separate single garage in the adjacent block with electric door, lighting and power. They all have their own private adjoining rear garden which then adjoins the remainder of the grounds which comprise: large areas of lawn and an ancient woodland which is interspersed with pathways meandering their way around the grounds making some lovely walking and play areas for children and enjoy a carpet of bluebells in the spring.

The 12 houses that make up Grosvenor Hall all collectively own the freehold of the communal gardens and ancient woodland for which they all pay a service charge of approximately £200 per month for the upkeep.

EPC rating: C - Council Tax band: C



Grosvenor Hall is located towards the end of Bolnore Road which runs south off the western end of Muster Green, just to the south/west of the town centre. The parkland of Beech Hurst Gardens is opposite and glorious countryside including Paiges Meadow Nature Reserve and Bolnore and Ashenground Woods provides wonderful walking. The town centre shops and stores and fashionable Broadway with its numerous restaurants, cafes and bars are approximately 0.6 miles distant. There is a Sainsbury's and a Waitrose store adjacent to the railway station (0.8 miles distant). There is also a leisure centre.

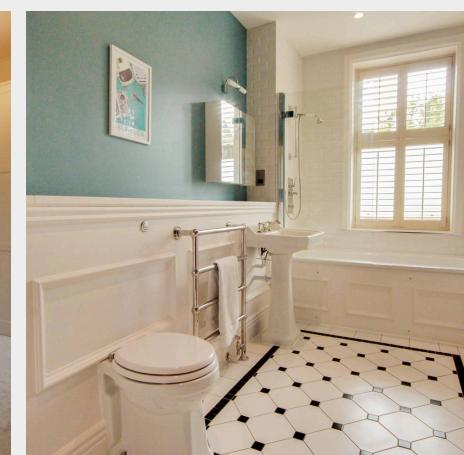
Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield and there is a 6th form college in Harlands Road. The primary school in Bolnore Village is a little closer. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls.

The town has numerous open spaces and is surrounded by glorious countryside. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 at Bolney or Warninglid.

#### **Distances: On foot/car in miles (approx)**

The Broadway 0.60, Haywards Heath railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins, Bolnore Village Primary School 0.5, Harlands Primary School 1.4, Warden Park Secondary Academy 1.6, A23 at Bolney 5, Gatwick Airport 14, Brighton seafront 15





## Mansell McTaggart Haywards Heath

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