



Lewes Road, Scaynes Hill
Haywards Heath, West Sussex, RH17



Beyond your expectations

Character 5 Bedroom Family Home with Delightful Gardens

Hamptons International

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Character Grade II Listed Attached Family Home | Five Bedrooms | Three Reception Rooms | Three Bath/Shower Rooms | Beautiful gardens | Garage | Separate Covered Car Port

Guide Price £785,000 Freehold

Description

A characterful Grade II listed attached period family home with spacious accommodation extending to 3400 sqft.

Accessed by a long gravelled driveway, the property offers much charm throughout and includes many interesting features such as beams, dressed ceilings, a cellar and a well. An enclosed flagstone porch leads to the main entrance hall which opens into split level reception rooms - the dining room with steps leading down to a bay-fronted 23'11" living room, offering a dual aspect and an open fireplace to one side and a family room with an open fireplace to the other. Fitted with a range of units and a generous pantry, the spacious U-shaped kitchen/breakfast room, looks onto the courtyard area and leads to a covered car port and another large room, currently used as a utility room. There is also a shower room, cloak cupboard, storage cupboard and a vast underfloor storage area on the ground floor. On the first floor, there are five bedrooms, three large, one double and one single, served by two separate bathrooms and a spacious corridor with windows, used as a study/library.

Outside

To the front of the property is a tiered garden, which is predominantly laid to lawn with mature shrubs.

To the rear of the property is a courtyard and a single garage with an inspection pit now filled in, and stairs up

to the first floor which is currently used for storage. A large barn door to the rear of the garage opens onto a delightful garden, previously the orchard, where there is still a good range of apple trees, and a wealth of daffodils and bluebells. Bound by mature hedging and fencing, this garden has the most breathtaking views of the adjoining meadows and woods, with the Downs in the distance.

Location

Scaynes Hill is a popular and convenient village location which has good local amenities. Haywards Heath, nearby, has a wide range of shops, restaurants, supermarkets, parks, a modern leisure centre and a mainline railway station offering excellent services to London (Victoria and Thameslink to London Bridge within 45 minutes). The main A23 offers a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast. The local area is renowned for a wide range of good schools at primary and secondary level, such as Cumnor House, Great Walstead, Brighton College, Ardingly, Worth and Hurstpierpoint College.

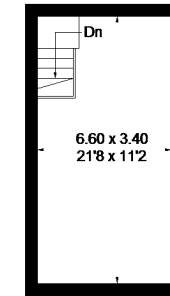
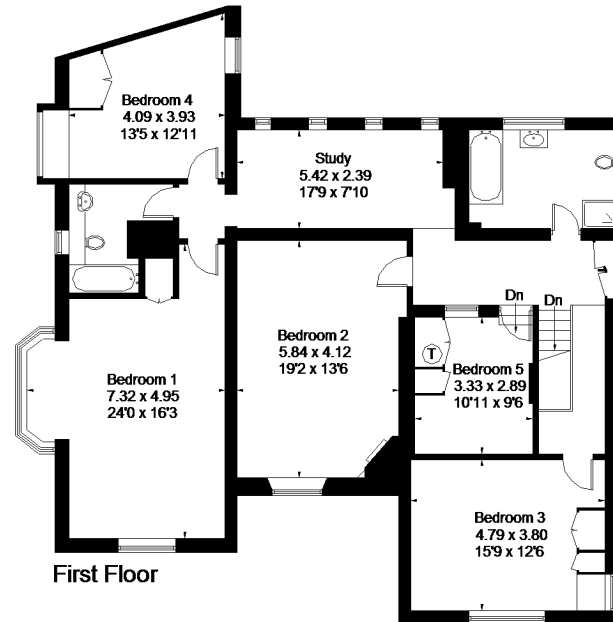
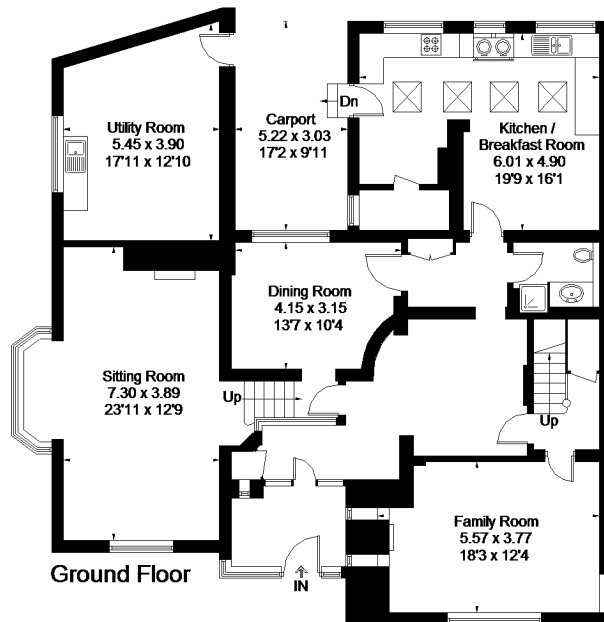


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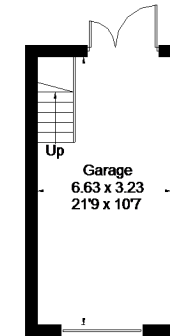
Approximate Gross Internal Area = 315.9 sq m / 3400 sq ft

Garage = 44.8 sq m / 482 sq ft

Total = 360.7 sq m / 3882 sq ft (Excluding Covered Carport)



Garage - First Floor



(Not Shown In Actual Location / Orientation)
Garage - Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 165575

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

