



Borde Hill Lane, Haywards Heath
West Sussex, RH16



Beyond your expectations

Beautifully Presented 5 Bedroom Detached House

Hamptons International

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www.hamptons.co.uk

Five Bedrooms | Family Bathroom | En-Suite Shower Room | Sitting Room | Study/Dining Room | Breakfast Room | Conservatory | Downstairs Cloakroom | Utility Room | Double Garage | Private Drive | Mature Garden

Guide Price £925,000 Freehold

Description

Willow Tree Cottage is a beautifully presented family home situated to the edge of Haywards Heath and Cuckfield. The property offers spacious accommodation throughout including; entrance hall with doors leading to triple aspect sitting room with gas fire place and doors leading to the rear garden. Study/dining room, downstairs cloakroom, breakfast room opening to conservatory measuring approximately 20'11" x 12'4" and enjoying views across the garden and beyond to surrounding countryside. Kitchen with integrated appliances including gas hob, utility room with side door access and access to the double garage. The first floor comprises; landing with storage cupboard and large window allowing natural light throughout, dual aspect master bedroom with built in wardrobes and en-suite shower room, the four further bedrooms are served by family bathroom and addition cloakroom.

Outside

The property is approached by a hedge lined in and out driveway with ample parking, access to double garage with a range of shrubs and mature trees.

The gardens to the rear are absolutely delightful, enjoys stunning views to the rear of the surrounding countryside and includes a terrace adjacent to the house leading to the main garden area which predominantly laid to lawn and is very well stocked with a wide range of plants, shrubs and mature trees, whole plot extends to approximately 0.143 hectares (0.3

acres).

Location

Borde Hill Lane, is situated to the outskirts of Haywards Heath town and the village of Cuckfield. Haywards Heath's mainline railway station offers a wonderful commuter service to London Victoria & London Bridge within approximately 45 minutes. the station is currently under going a major redevelopment, which will include a brand new Waitrose supermarket.

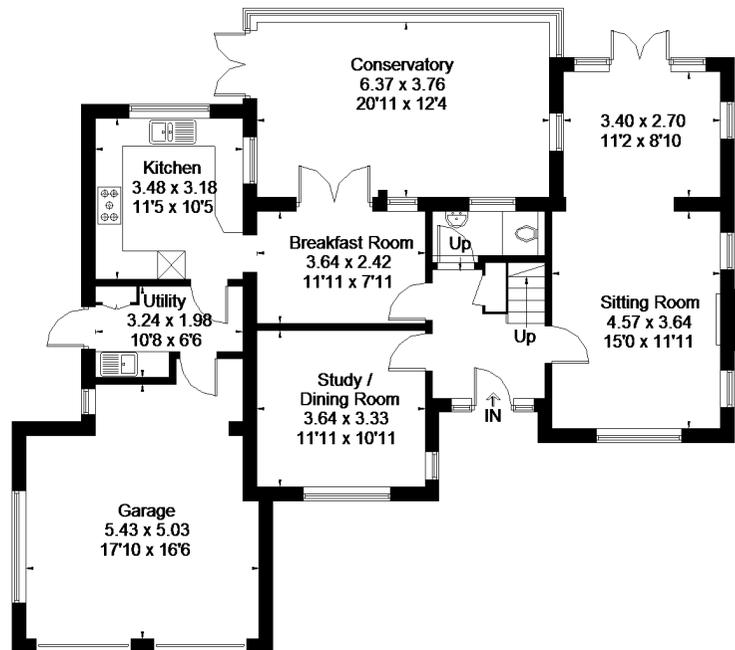
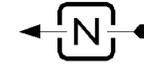
Haywards Heath offers a good range of shopping facilities, restaurants, bars and a leisure centre. The main A23 is approximately 5 miles distant offering a direct route to the motorway network, the airports at Gatwick and Heathrow and the coast. The local area is renowned for a wide range of good schools at primary and secondary levels.



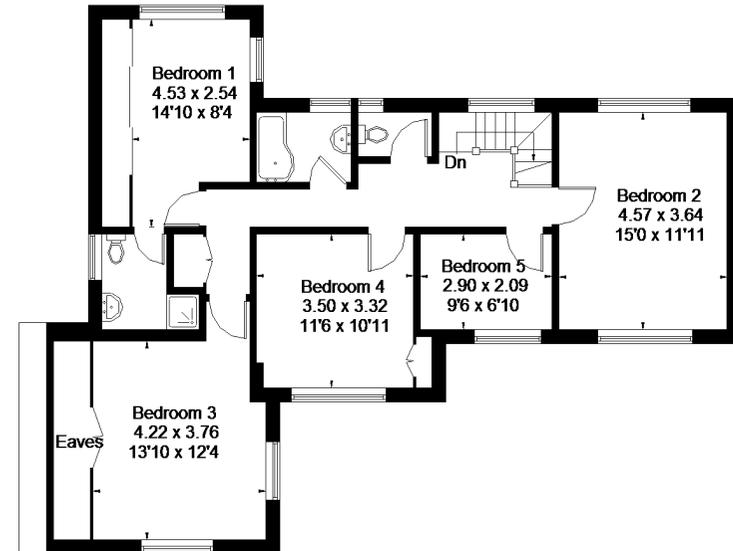
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Borde Hill Lane, Haywards Heath

Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft
(Including Garage / Excluding Eaves)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 174255

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.

