



10 Heyworth Ride, Haywards Heath, West Sussex RH16 4TN

Guide Price £900,000 – £950,000



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A beautifully refurbished 5 bedroom detached house on a corner plot within the desirable Upper Village area of Bolnore close to the village square shops, excellent primary school, ancient woodland and walking distance of the town centre and railway station.

- Beautiful home in prime Bolnore location
- The subject of considerable refurbishment in recent years
- Just 1.2 miles on foot to railway station
- 37' x 27' re- landscaped low maintenance garden
- Enormous family sized refitted kitchen/living area
- Beautiful triple aspect living room with fireplace
- Separate dining room and study
- Integral double garage with utility room
- 2/3 further bedrooms and refitted family bathroom
- Close to ancient woodland, village shops & school
- Master bedroom with refitted en-suite bathroom
- Guest bedroom with en-suite shower
- EPC: C Council Tax Band: G
- Internal viewing highly recommended
- Bolnore Village Estate Charge: Approximately £560 per year paid in two instalments (Feb and August).

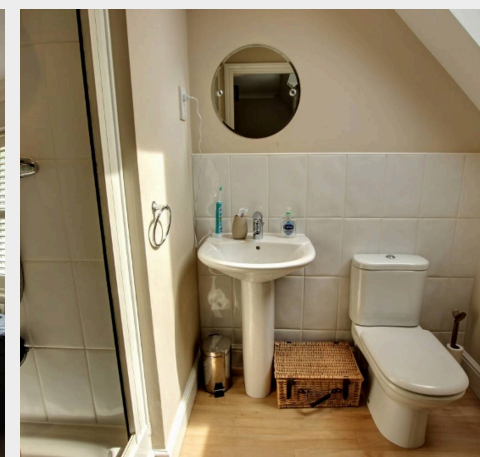
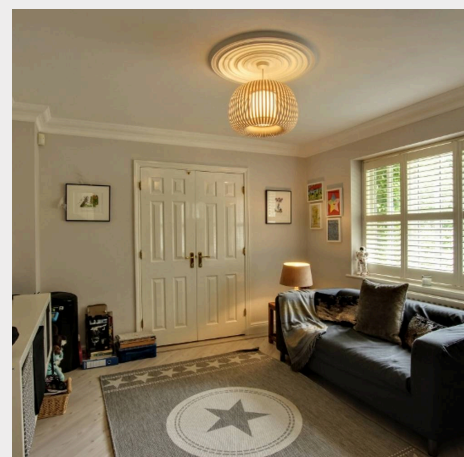


The property is located on the corner of Heyworth Ride and Renfields in the desirable Upper Village area of Bolnore surrounded by other large detached family houses close to all amenities. Bolnore Village is situated on the town's south western edge surrounded by countryside and woodland interspersed with footpaths and bridleways, giving swift pedestrian access (via Bolnore Road) to Haywards Heath town centre, the railway station and through to Ashenground Road making it possible to walk through to the Princess Royal Hospital. The town centre offers an extensive range of shops, stores, restaurants, cafes, bars and a mainline railway station which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). Children from Bolnore Village fall into the catchment area for Warden Park Secondary School in nearby Cuckfield. The town also has a 6th form college, numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles:

Schools: Bolnore Village Primary School (0.15 miles)
Warden Park Secondary Academy School in Cuckfield (1.5 miles)

Station: Haywards Heath mainline station (1.2 miles)





Mansell McTaggart Haywards Heath

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