



14 Ashenground Close, Haywards Heath, West Sussex RH16 4PT  
GUIDE ... £625,000-£650,000 ... FREEHOLD



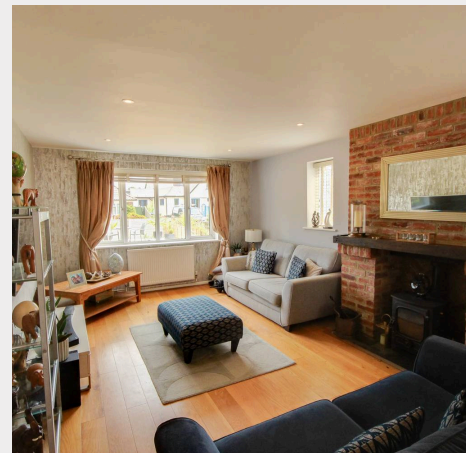
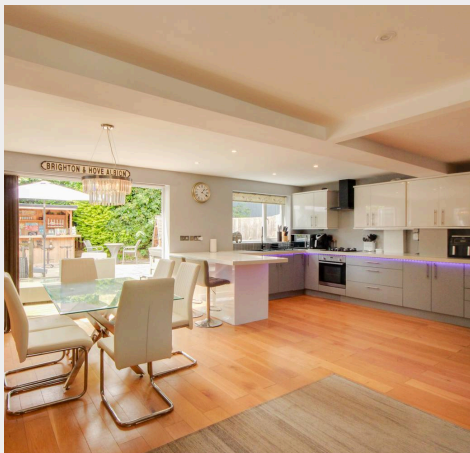
**MANSELL  
McTAGGART**  
Trusted since 1947





A 3 double bedroom, 2 bath/shower room detached house of 1,249 sq ft with a 31' x 30' front garden and a 35' x 30' west facing rear garden situated in a quiet cul-de-sac in this established part of town to the south of the town centre, close to Victoria Park and Ashenground Woods.

- Open-planned living space
- 3 double bedrooms with 2 bath/shower rooms
- 34' x 29'9 L-shaped kitchen/living/dining room with wood burning stove
- 35' x 30 west facing landscaped rear garden
- 41' x 30' front driveway/garden offering parking for 2 cars
- 10 mins walk to town centre and Broadway
- 1 mile walk to the railway station & 5-10 minute walk of Ashenground Woods for dog walking
- Easy reach of several primary schools
- Warden Park Secondary Academy school catchment area
- EPC rating: D - Council Tax Band: E

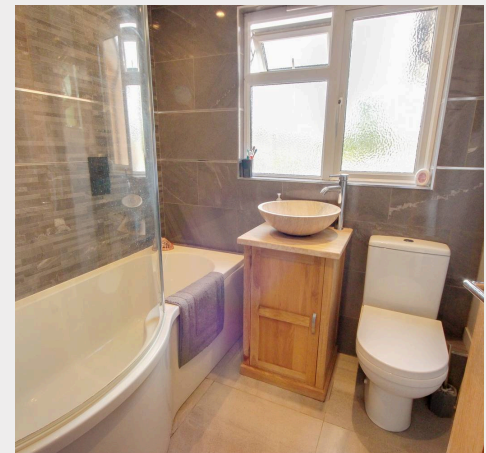




The property is situated in a cul-de-sac off Ashenground Road on the town's southern side, surrounded by other individual homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a very short walk of the town centre, several schools, Victoria Park, glorious woodland and just over a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre, 6th form college and numerous sports clubs and leisure groups. Schools are well represented and the property is within walking distance of several primary schools including Bolnore Village Primary, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warringlid.

#### **Distances in miles on foot (approximately)**

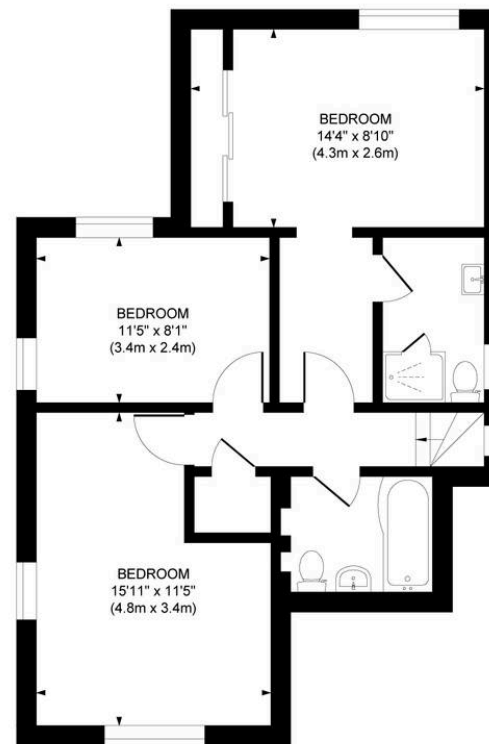
Bolnore Villlage Primary (0.7), St Wilfrid's C of E Primary (0.85), Warden Park Primary Academy (0.85,) St Joseph's RC (0.75), Warden Park Secondary Academy (1.8), Oathall Community College (1.3), St Pauls R C Secondary College (3.5), Haywards Heath Mainline Railway Station (1.15) - fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)



Approximate Gross Internal Area  
1249 sq. ft / 116.06 sq. m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

**Mansell McTaggart Haywards Heath**  
**Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP**  
01444 456431

[hh@mansellmctaggart.co.uk](mailto:hh@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.