



15 Orchard Way, Haywards Heath, West Sussex RH16 1UX

Guide Price £1,250,000



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A beautifully presented and recently extended detached 5 bedroom family home with a 70' x 50' south/west facing rear garden tucked away in a cul-de-sac on the northern side of town within a short walk of the railway station, excellent local schools and countryside.

- Beautiful home in prime cul-de-sac location
- 0.8 mile walk to the railway station
- 10 mins walk to Harlands Primary School
- Recently extended & refurbished throughout
- Secluded 70' x 50' south/west facing garden
- Plenty of private driveway parking – garage
- Enormous family sized kitchen/living area
- Lounge with fireplace, dining room/study
- Grand master bedroom with en-suite
- Close to countryside & the Borde Hill Estate
- Internal viewing highly recommended
- EPC rating: D – Council Tax Band: F



Orchard Way is located off Fairfield Way, which, in turn is, off the Balcombe Road on the northern side of town. The property is ideally placed close to open countryside and within walking distance of Harlands Primary School and the railway station, providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Children from this side of town fall into the catchment area for Warden Park Secondary School in nearby Cuckfield and the 6th form college is also within walking distance.

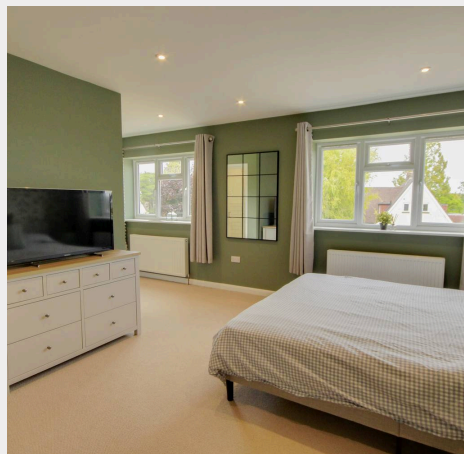
Private schools are well represented including Ardingly College, Worth, Great Walstead and Burgess Hill Girls. These and some of the County's other independent schools including Roedean, Brighton College and Bedes all run a school bus service with pick up points in the local area.

The town has numerous leisure groups, sports clubs and a leisure centre. There is a Sainsbury's superstore close by and the Waitrose store adjacent to the station (0.5 miles). The town centre is a little further on with its extensive range of shops, stores, restaurants, cafes and bars.

By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances in approximate miles:

Railway station 0.5, Harlands primary school 0.6 (via Barnmead on foot), A23 at Warninglid 4.5 and junction 10a (Maidenbower) 7.5



Approximate Gross Internal Area

Main House 2054 sq. ft / 190.89 sq. m

Garage 204 sq. ft / 19.04 sq. m

Total 2258 sq. ft / 209.93 sq. m



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.

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