



Coal Pit, Rookery Way, Haywards Heath, West Sussex RH16 4RE

Guide Price £1,750,000

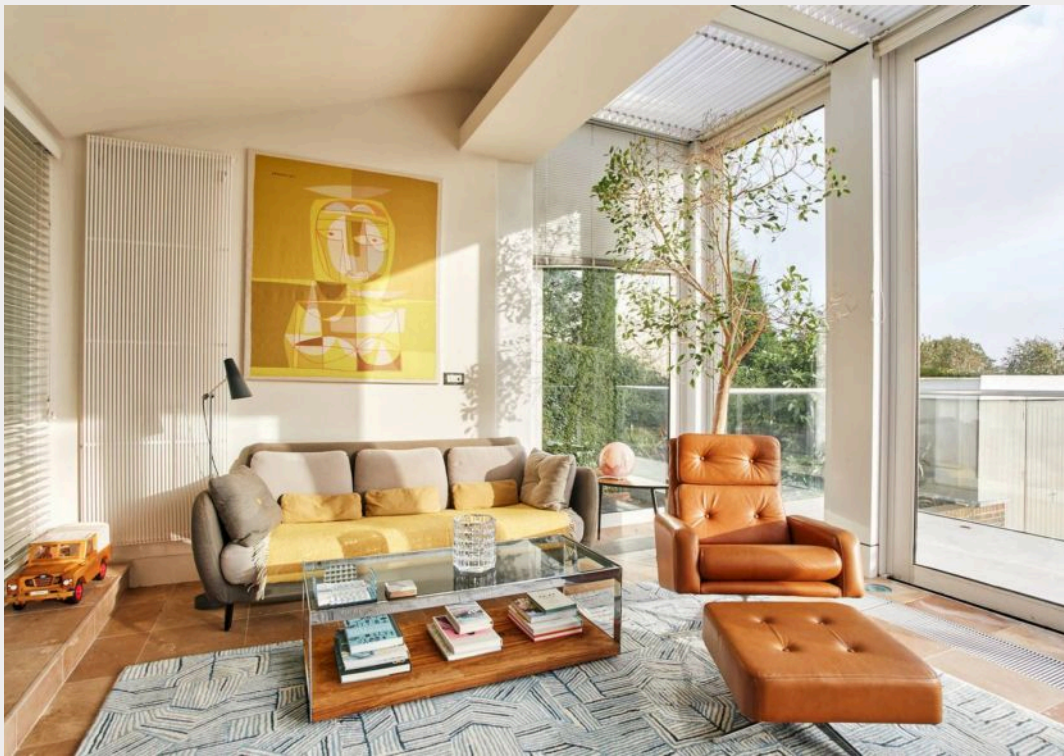
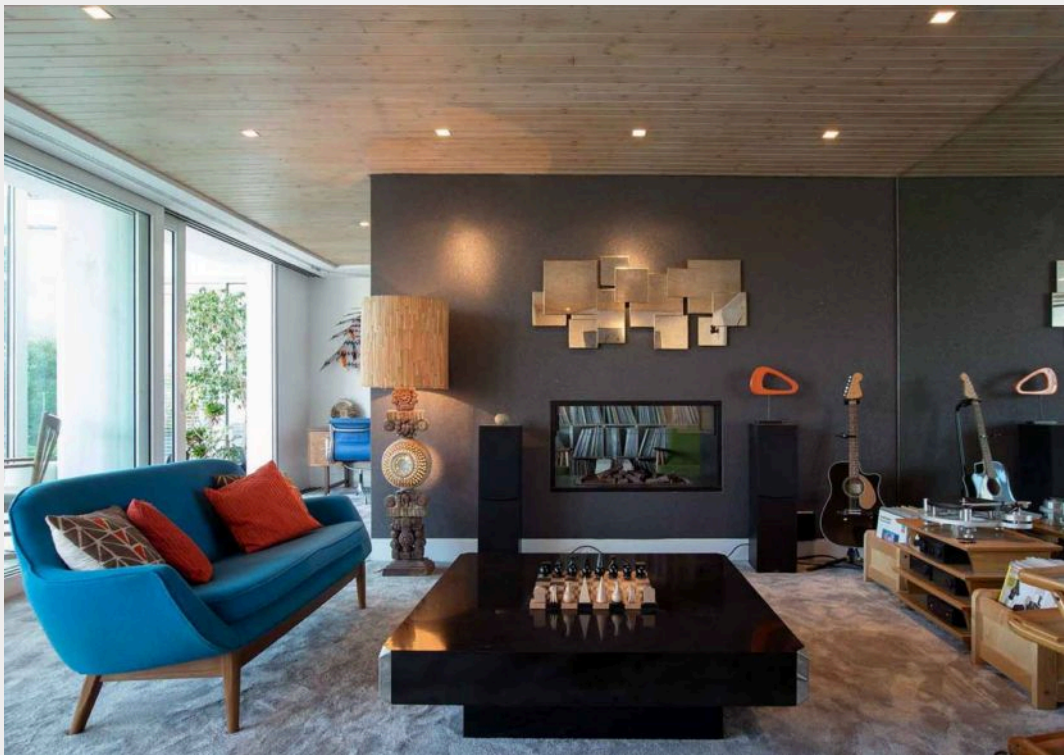


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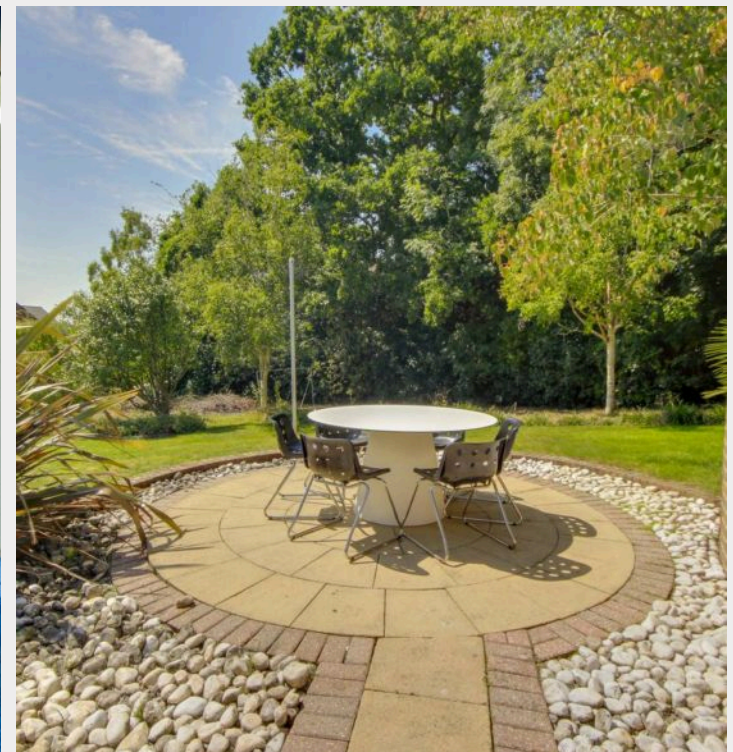
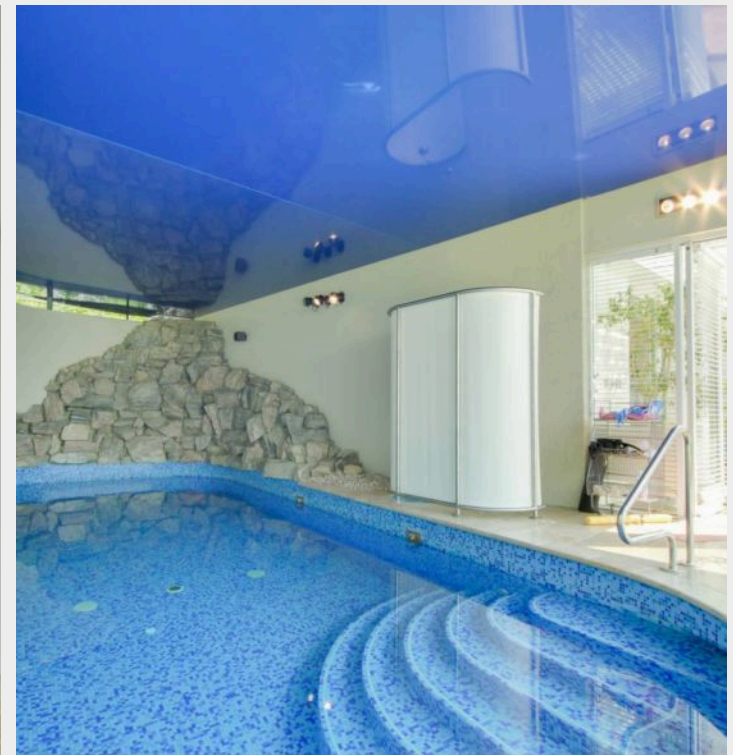


A unique retro-style 1960s home occupying a fabulous 0.75 acre south facing plot at the end of this desirable cul-de-sac on the town's southern edge with both indoor and outdoor swimming pools all enjoying a fabulous view to the South Downs. This individual home has an open-plan feel with each room flowing into the next, making you want to explore every room, with accommodation lending itself to modern family living and fantastic entertaining with secluded and landscaped gardens and grounds and two swimming pools.

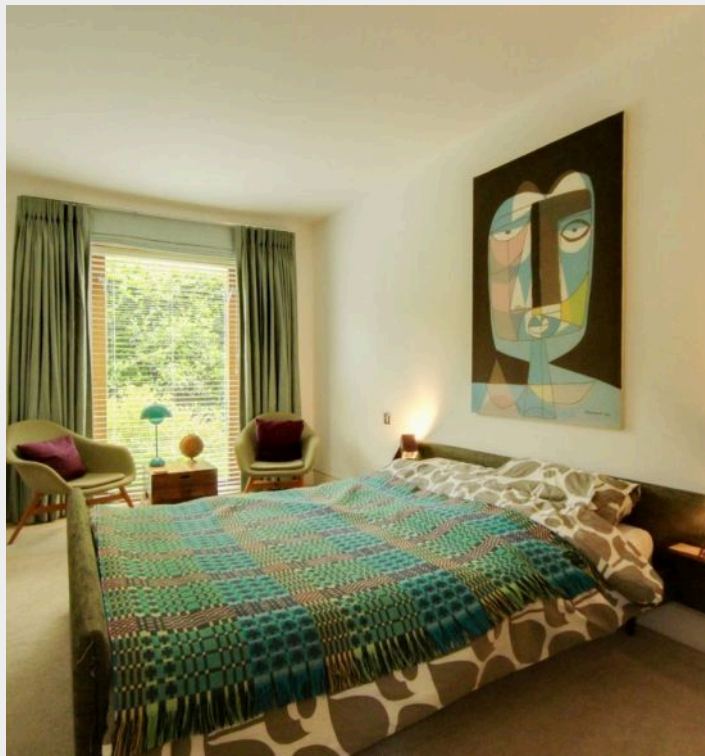
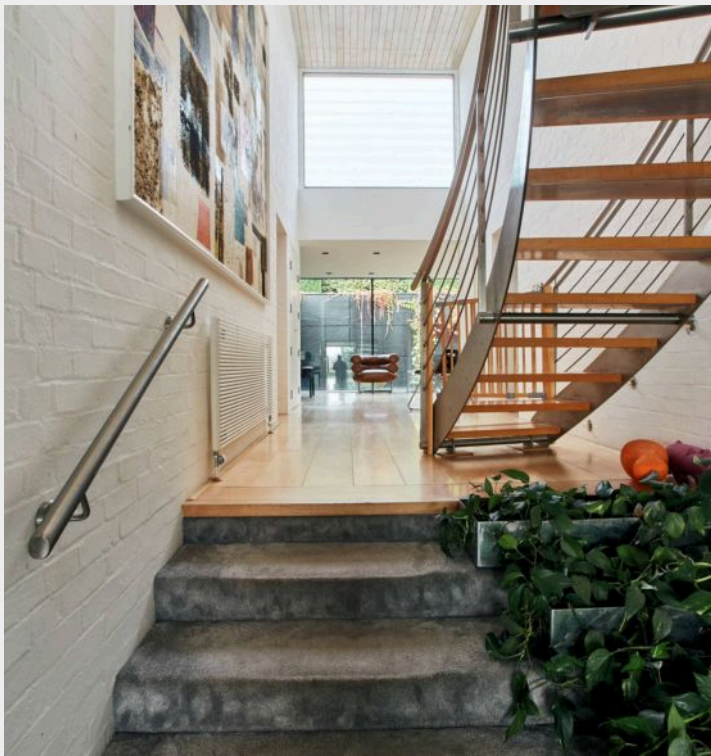
The property was originally built as a dormer bungalow by the neighbouring farmer for his parents in the 1960s with some alterations in the 1970s. In the 1980s the house was extended to virtually the footprint you see today and in the late 1990s had the impressive glazed addition built across the entire south elevation by renowned architects, Stiff & Trevillion.

The property has various character features from the different eras yet still offers potential for the discerning owner to add their own alterations or additions if required, STPP.

NB. The property is featured in September's edition of 'House Beautiful' ... please see link on our website.







From the long driveway, a set of steps lead down to the entrance with a grand wooden door into an impressive open plan reception hall with fully glazed panels which lead to an inner vaulted section with a stainless steel staircase to the first floor. On this level, there are two ground floor bedrooms with en-suite facilities and stairs lead down to the entertaining areas which include a dining room opening into a glazed summer lounge with raised fireplace, an impressive sitting room with a wide opening through to the new 1970s style kitchen, recently fitted by Alistair Flemming of Lewes, and a through fireplace to the study area. The rooms all open through to the large glazed Mediterranean style facade with internal door to the INDOOR SWIMMING POOL and full height glazed doors leading out to the terrace overlooking the OUTDOOR SWIMMING POOL. On the first floor, there is what can only be described as an enormous master bedroom with 2 dressing areas and bathroom, a second large bedroom with ensuite shower room. Both of these first floor bedrooms take full advantage of the spectacular view to the South Downs.

Outside: a long driveway flanked on either side by mature Beech hedging leads down to a parking area with triple garage. There is a useful side garden with various raised planters for productive growing and some cupboards concealing the swimming pool plant equipment. Pathways on either side of the house lead round to the spectacular gardens which offer complete privacy from any neighbours and enjoy a southerly aspect. The plot extends in all to 0.75 acres.

EPC rating: C - Council Tax Band: G

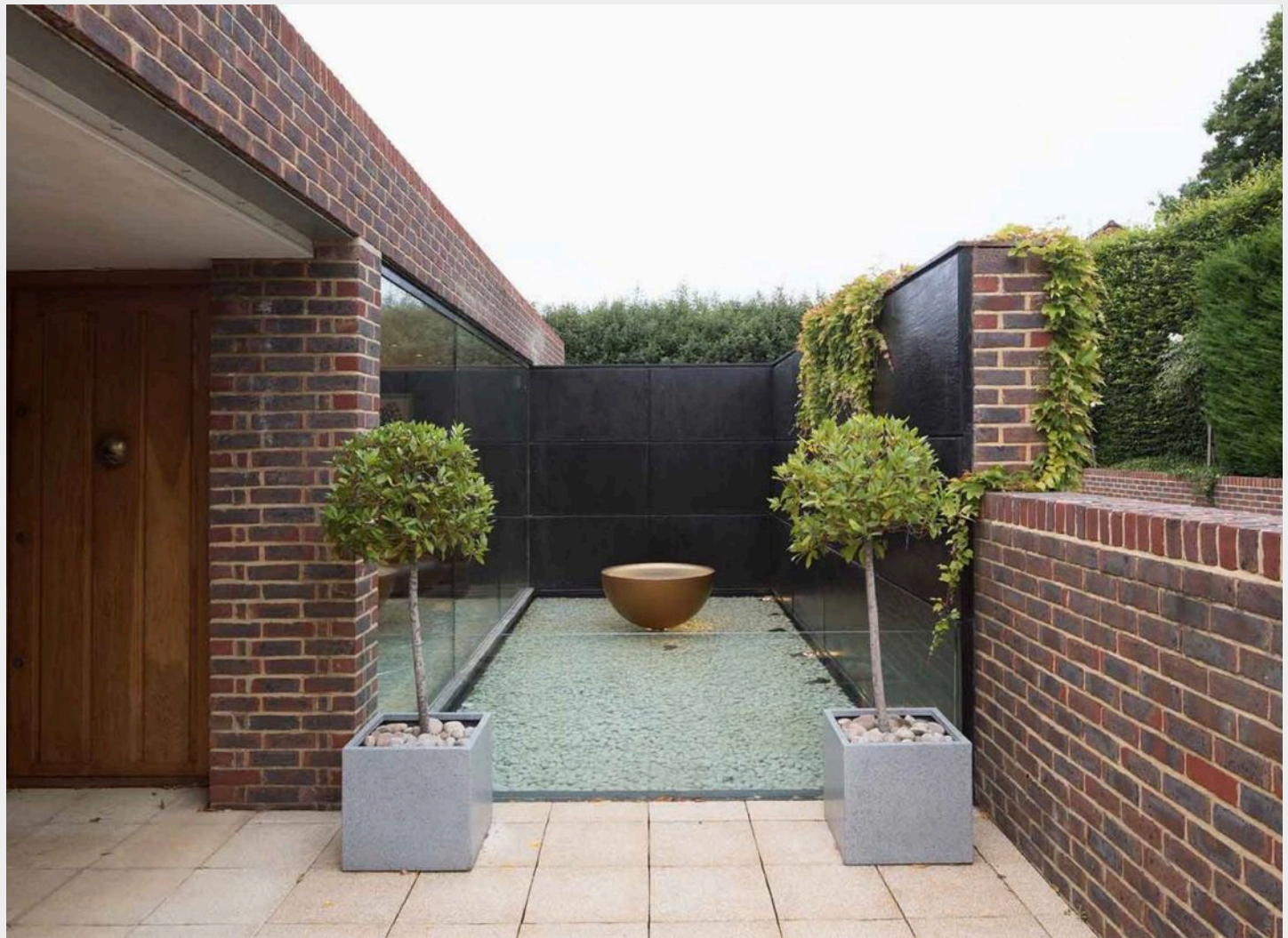


Coal Pit is situated at the very end of this exclusive cul-de-sac. Rookery Way forms part of the Fox Hill area, a prime residential neighbourhood on the town's southern edge. Countryside is close by interspersed with footpaths and bridleways linking with the neighbouring districts. Fox Hill has its own pub/restaurant and within a short walk is a Sainsbury's local store on Wivelsfield Road. The town centre is approximately 0.65 miles to the north where there is an extensive range of shops, stores, restaurants, cafes and bars. There is a Sainsbury's Superstore and a Waitrose Store by the station. A regular bus service runs along Fox Hill linking with the town centre and mainline railway station. Schools: St Wilfrid's Primary (0.7 miles); St Joseph's R C Primary (1 mile); Northlands Wood (0.8 miles); Warden Park Secondary Academy (2.7 miles); Oathall Community College (1.7 miles)

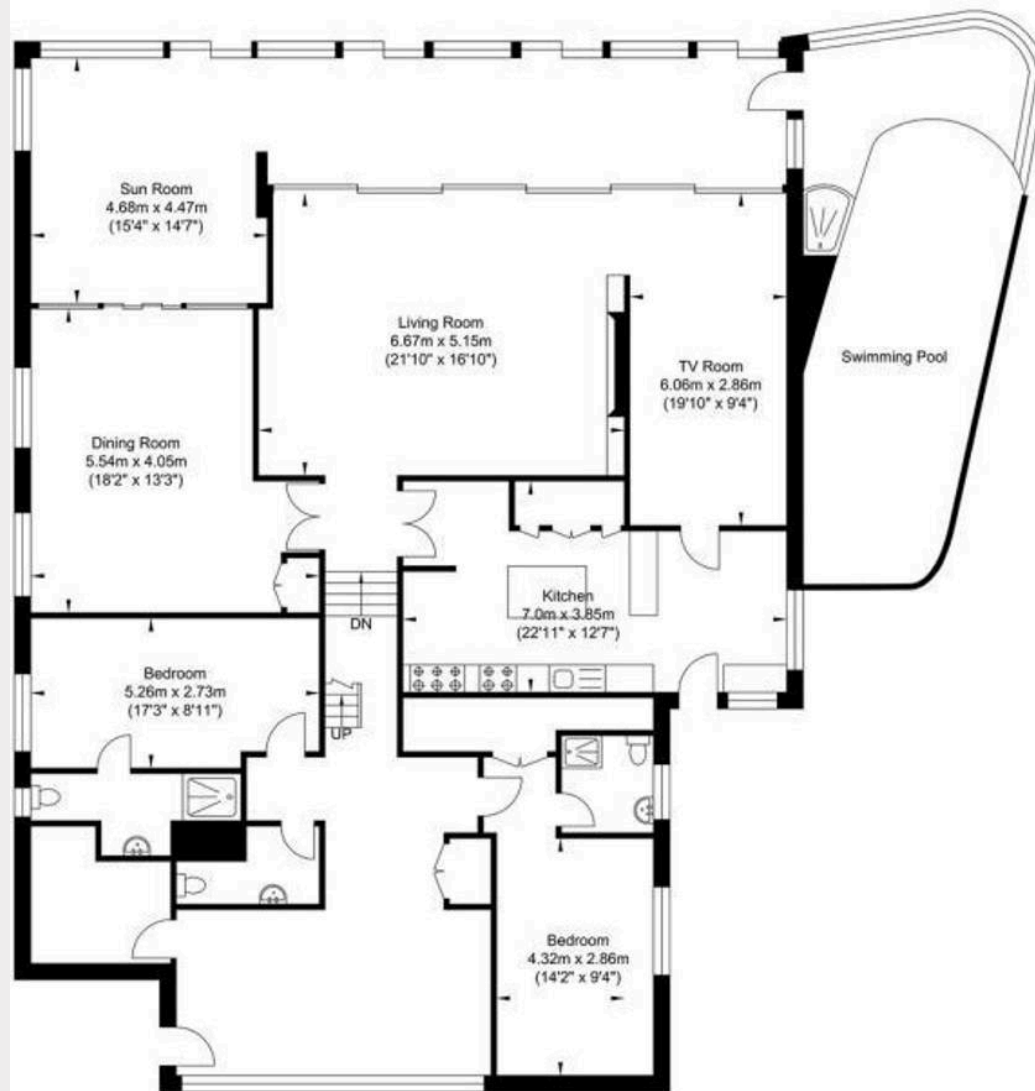
The area is well served by some excellent independent schools (which all provide a school bus service with pick up points close by) including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls, Hurst, Brighton College, Roedean, Worth and Bedes.

Railway Station: Haywards Heath (1.75 miles) – fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

Gatwick Airport (15 miles); Brighton Seafront (14 miles) and Central London (44 miles)



# Coalpit, Rookery Way



Ground Floor  
Approximate Floor Area  
2509.28 sq ft  
(233.12 sq m)



First Floor  
Approximate Floor Area  
1228.80 sq ft  
(114.16 sq m)

Approximate Gross Internal Area = 347.28 sq m / 3738.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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