



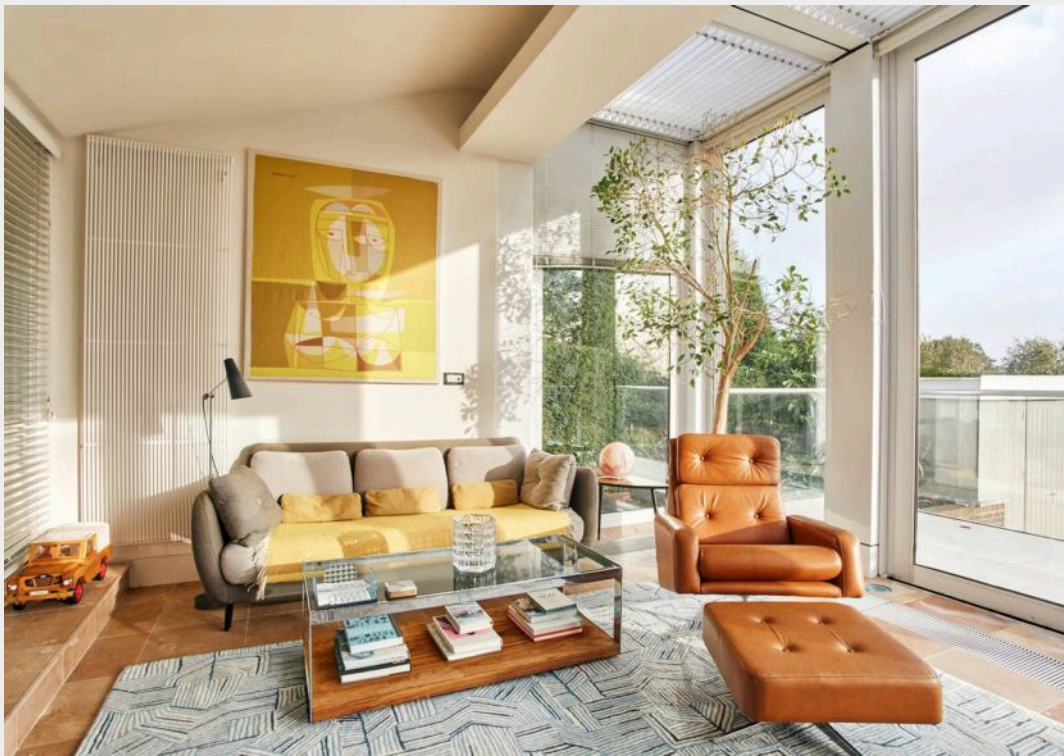
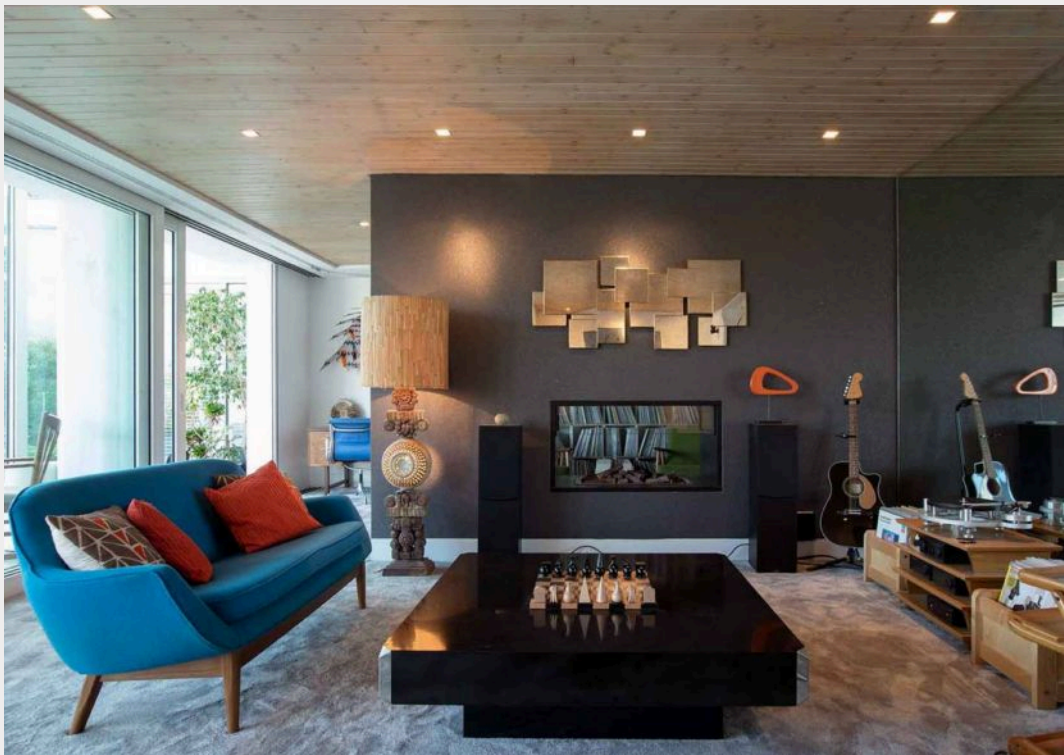
Coal Pit, Rookery Way, Haywards Heath, West Sussex RH16 4RE

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.

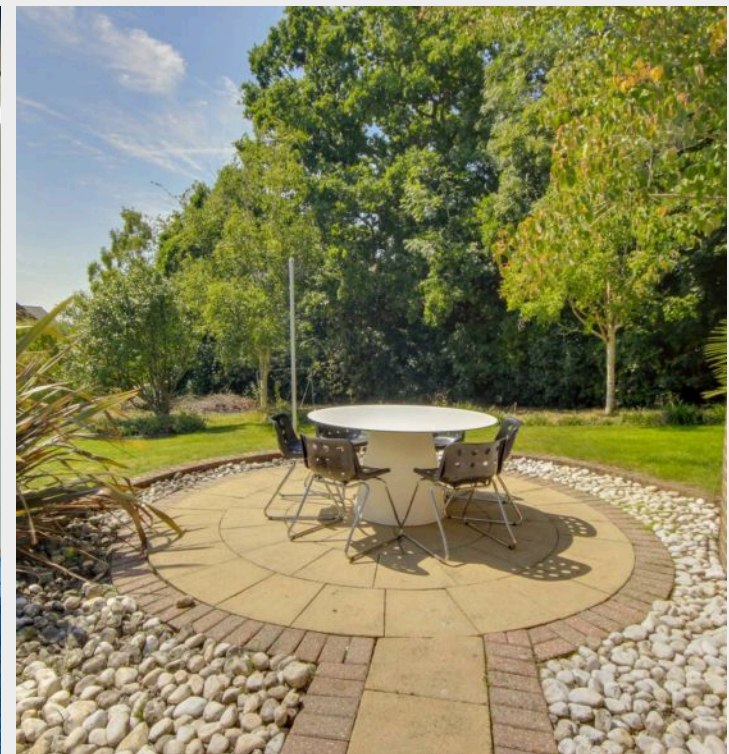
This individual home has an open-plan feel with each room flowing into the next, making you want to explore every room, with accommodation lending itself to modern family living and fantastic entertaining with secluded and landscaped gardens and grounds and two swimming pools.

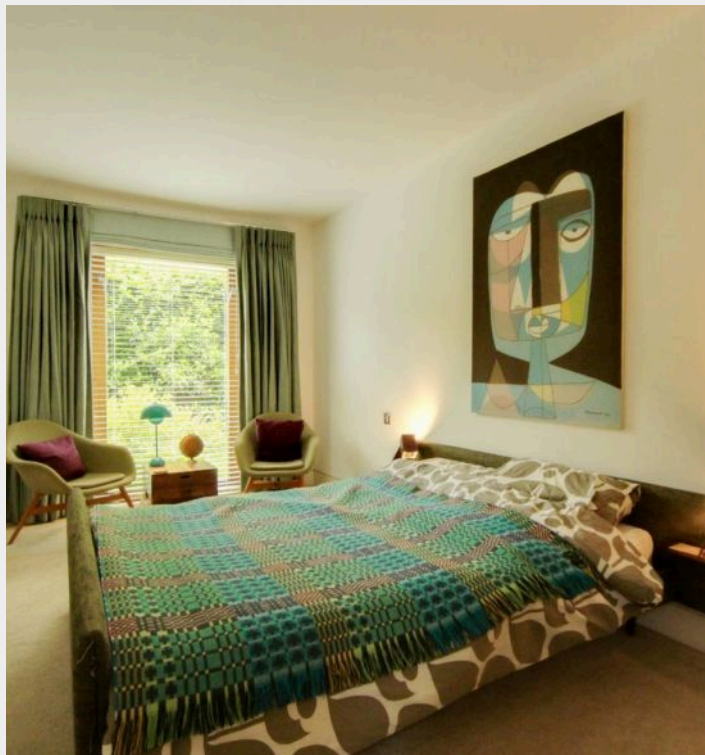
The property was originally built as a mid century dormer bungalow by the neighbouring farmer for his parents. In the 1980s the house was extended adding another bedroom. It was then completely remodelled by award winning architects Stiff and Trevillion in the 1990's. This included creating the galleried entrance hall and enlarging the entire south elevation by adding the glazed loggia, TV room and indoor pool.

The property has a 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.

From the long driveway, a set of steps lead down to the entrance with a grand wooden door. Entering, you'll find an impressive open-plan reception hall with fully glazed panels that open to an inner vaulted section. A wood and stainless steel staircase ascends to the first floor.

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





There are two ground-floor bedrooms, each with en-suite facilities. Stairs lead down to the entertaining areas, which include a dining room opening into a glazed summer lounge with a raised fireplace. Adjacent is an impressive sitting room with a wide opening through to the newly fitted 1970s style kitchen, handmade by Alistair Flemming of Lewes,. There's also a library with a through fireplace linked to the sitting room and kitchen.

All these rooms open through to a large glazed loggia with an internal door to the indoor swimming pool. Full-height glazed doors lead out to the terrace, which overlooks the outdoor swimming pool.

On the first floor, there is what can only be described as an enormous master bedroom, complete with two dressing areas and a bathroom. A second large bedroom with an ensuite shower room is also situated here. Both of these bedrooms take full advantage of the spectacular views of 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

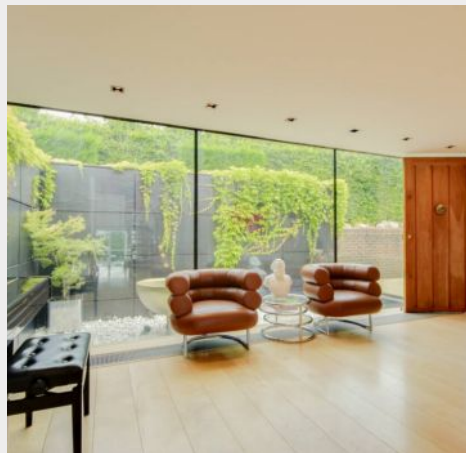


Coal Pit is situated at the very end of this exclusive cul-de-sac. Rookery Way forms part of the Fox Hill area, a prime residential neighbourhood on the town's southern edge. Countryside is close by interspersed with footpaths and bridleways linking with the neighbouring districts. Fox Hill has its own 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)

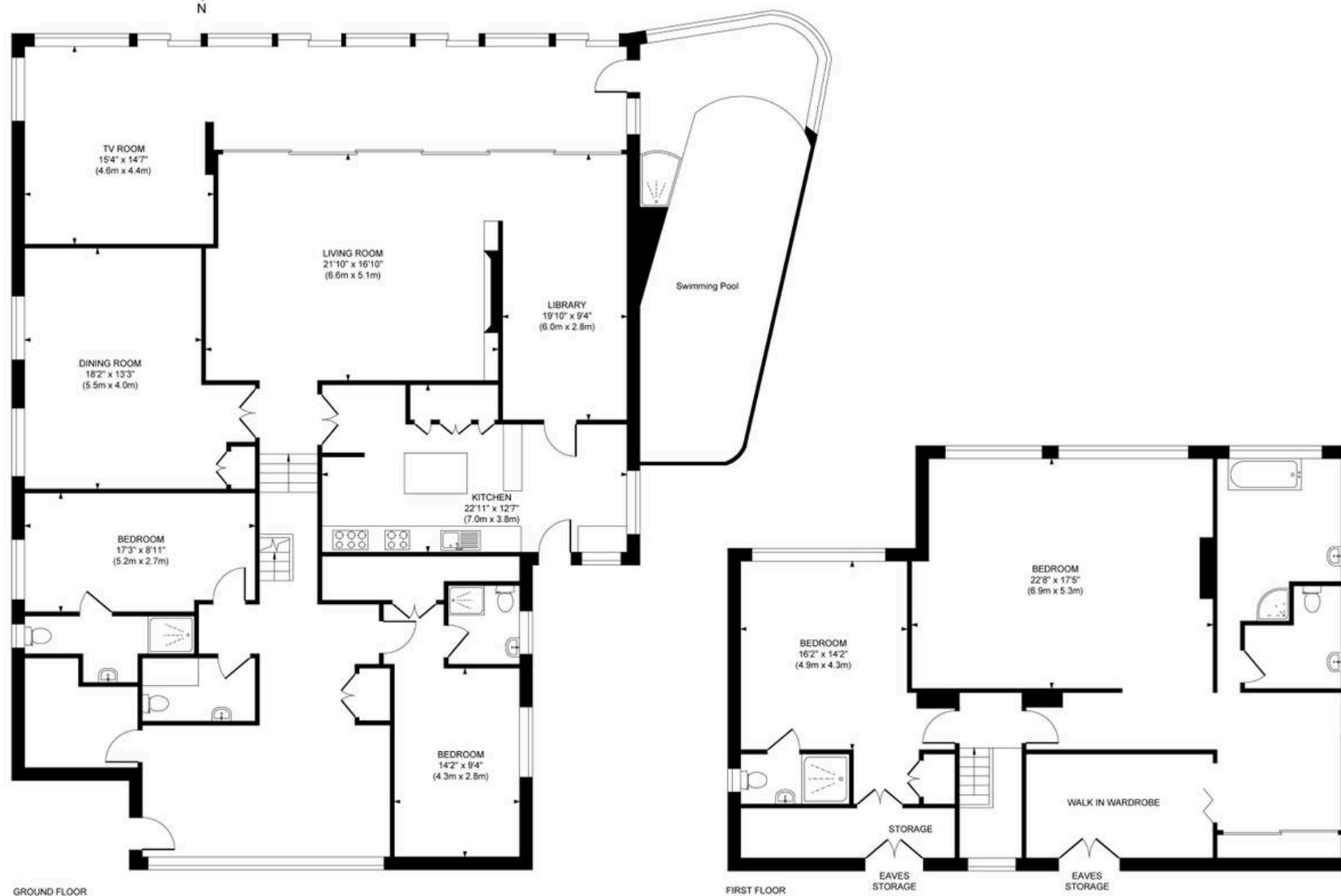
The area is well served by some excellent independent schools (which all provide a school bus service with pick up points close by) including: Great Walstead, Cumnor House, Ardingly College, Burgess Hill Girls, Hurst, Brighton College, Roedean, Worth and Bedes.

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).

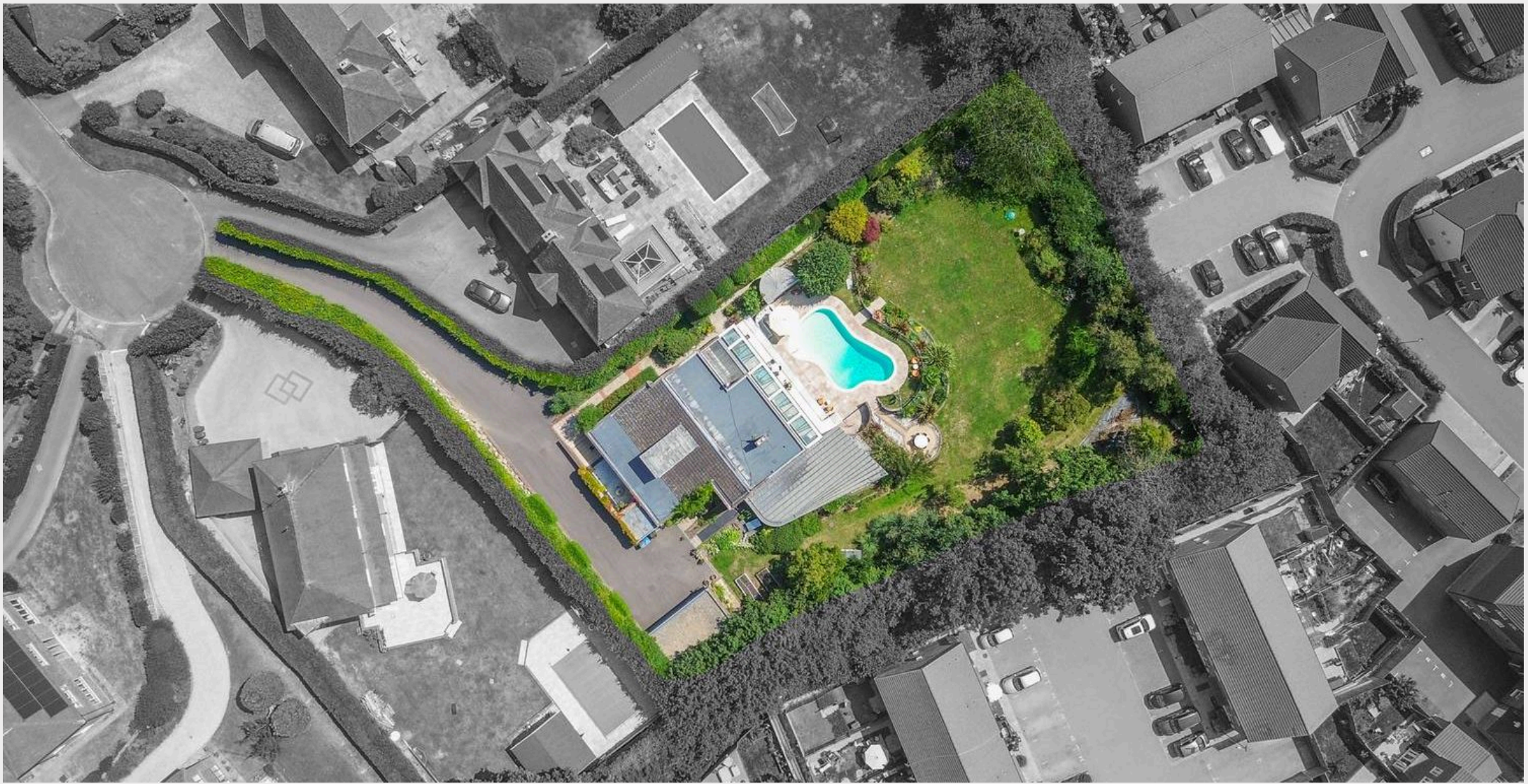
Gatwick Airport (15 miles); Brighton Seafront (14 miles) and Central London (44 miles)



Approximate Gross Internal Area
3738 sq. ft / 347.28 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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