



4 Grosvenor Hall, Bolnore Road, Haywards Heath, RH16 4BX

Guide Price £1,100,000 – £1,200,000



**MANSELL
McTAGGART**
Trusted since 1947



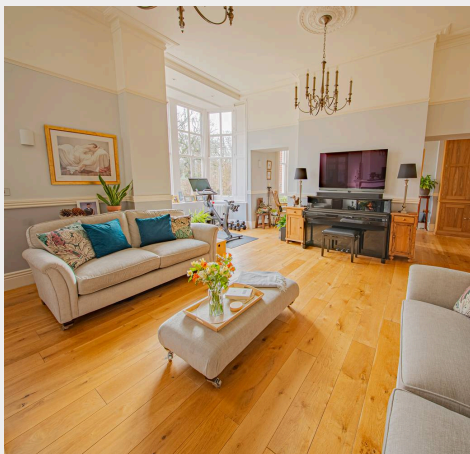
A beautiful 2570 ft.² town house within this recently converted former convent now forming part of an exclusive gated complex within 9 acres of shared grounds on the western edge of town, close to open countryside yet within a short walk of the town's fashionable Broadway, shopping areas and railway station.

This Victorian masterpiece of architecture was meticulously converted to an exceptional standard to include both internal and external restoration and refurbishment to create 8 beautiful town houses, 2 existing detached dwellings and 2 brand-new Architect-designed homes.

Each home has numerous character features and No. 4 has a grand reception hall with a mosaic tiled floor and a bespoke oak staircase, fabulous long sash windows (including 3 deep bays) some having original window shutters, high ceilings and an open fireplace in the living room. The refurbishment included a bespoke kitchen by Hamilton Stone Design, stunning Edwardian style sanitary ware in the cloakroom and the 3 bathrooms, all to create a quite wonderful home.

All of the town houses have parking for 2 cars to the front and a garage in the adjacent block. There is a courtyard garden to the front and a 2 tiered rear garden with gate out to the main communal gardens which, in turn, leads onto the ancient 6 acres of Woodland which has a blanket of bluebells in the spring. Each owner owns a 1/12th share of the entire freehold/company of the grounds which they all pay an estate charge of £200 per month. They have recently appointed new managing agents:

Agent: yourhomemanaged.com - FAO: Louise Putt t: 0208 125 7780 m : 07958 594862



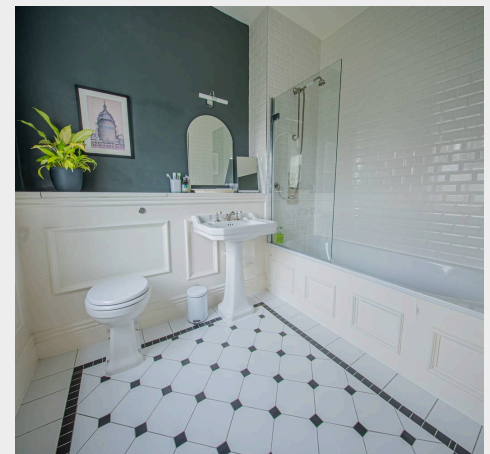
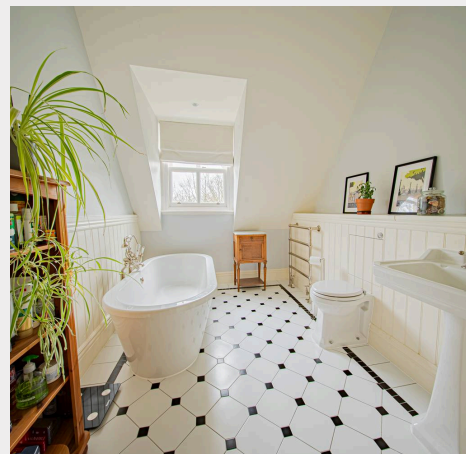
Grosvenor Hall is located towards the end of Bolnore Road which runs south off the western end of Muster Green, just to the south/west of the town centre. The parkland of Beech Hurst Gardens is opposite and glorious countryside including Paiges Meadow Nature Reserve and Bolnore and Ashenground Woods provides wonderful walking. The town centre shops and stores and fashionable Broadway with its numerous restaurants, cafes and bars are approximately 0.6 miles distant. There is a Sainsbury's and a Waitrose store adjacent to the railway station (0.8 miles distant). There is also a leisure centre.

Children from this side of town fall into the catchment area for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield and there is a 6th form college in Harlands Road. The primary school in Bolnore Village is a little closer. The local area is well served by some excellent independent schools which include Great Walstead, Cumnor House, Ardingly, Worth and Burgess Hill Girls. These and some of the county's other brilliant schools including Brighton College, Roedean and Bedes all run a school bus service with pick up points close by.

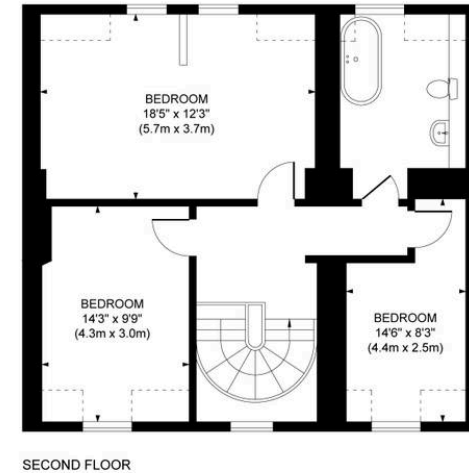
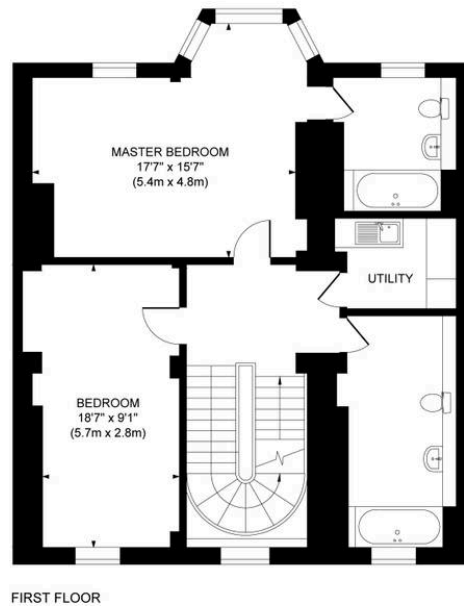
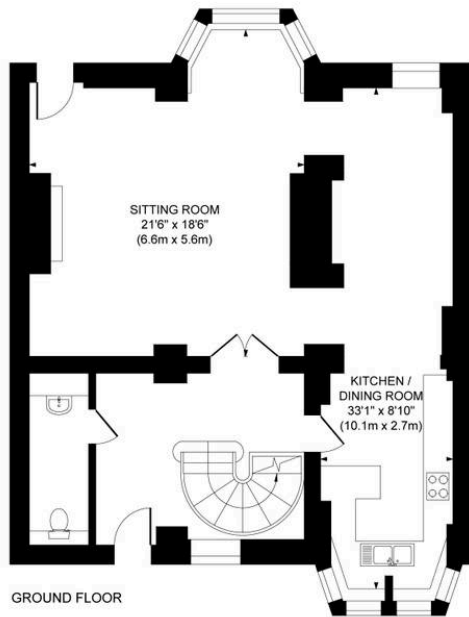
The town has numerous open spaces and is surrounded by glorious countryside. Other nearby beauty spots include both Ditchling and Chailey Common nature reserves, the Ashdown Forest, the 180 acre Ardingly reservoir and the South Downs National Park. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 at Bolney or Warninglid.

Distances: On foot/car in miles (approx)

The Broadway 0.60, Haywards Heath railway station 0.8 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins, Bolnore Village Primary School 0.5, Harlands Primary School 1.4, Warden Park Secondary Academy 1.6, A23 at Bolney 5, Gatwick Airport 14, Brighton seafront 15



Approximate Gross Internal Area
2571 sq. ft / 238.90 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.

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

hh@mansellmctaggart.co.uk

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.