



Pinehurst, Tylers Green, Haywards Heath, RH16 4BW

Guide Price £1,400,000 – £1,500,000

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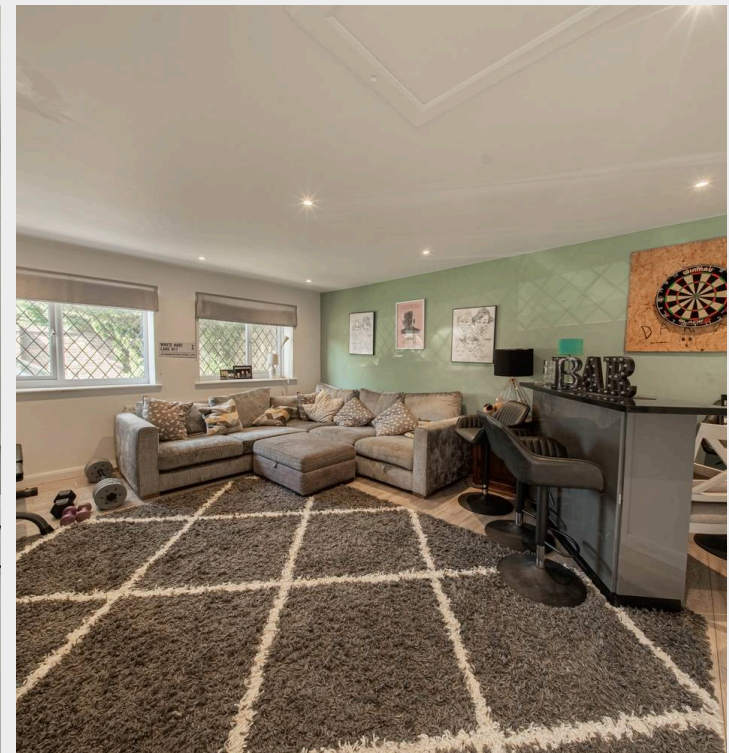


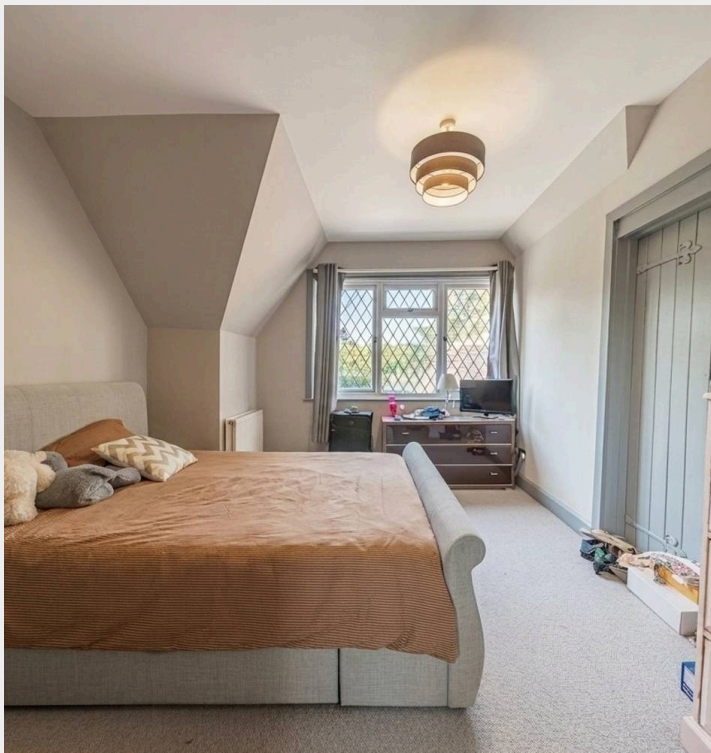




A spacious and versatile 5/6 bedroom 1920s house occupying a secluded 1 acre plot adjoining the Paige's Meadow and Blunts Wood Nature Reserve on the Cuckfield/Haywards Heath borders within walking distance of Haywards Heath railway station, shops, good schools and Cuckfield's picturesque Village High Street. This beautiful home retains a wealth of original character features. The versatile accommodation extends to approximately 3,350 sq ft and is used with up to 6 bedrooms and includes 2 large bedrooms both with en-suite bathrooms on the ground floor that could be easily converted into a self-contained annexe area as there is a separate front door in this section. The accommodation on the ground floor comprises an entrance hall, a substantial family sized kitchen/living/dining area with doors out to the patio and rear garden, a large sitting room with fireplace, study/bedroom 6, an inner hallway with utility room and cloakroom/WC and the two ground floor bedroom suites. On the first floor: there is a master bedroom suite with en-suite bathroom and dressing area, a second bedroom suite with en-suite bathroom and a further double size bedroom. The property offers great potential for several extension possibilities if required STPP.

The owners bought the house almost 8 years ago and had the kitchen refitted in 2022 by Design Interiors and also had the terrace re-laid in Porcelain. The previous owner had embarked on a major refurbishment programme including complete redecoration inside and out, installation of double glazed windows, new floor coverings throughout including Karndean flooring in the hall and kitchen and engineered wood flooring in the hall and living room. A new gas-fired boiler has been installed with the living areas on the ground floor and bathrooms benefitting from underfloor heating. The property has also been rewired with Cat 5e data points.





The current owners have converted the garage into a family room which is next to the utility room and could be made into a bedroom suite/annexe.

- Secluded 1 acre plot adjoining Paiges Meadow Nature Reserve
- Within walking distance of Haywards Heath railway station and Cuckfield High Street
- 10 minute walk to Warden Park Secondary Academy School
- 3,350 sq ft approx of accommodation - Potential for enlargement (STPP)
- Versatile accommodation with up to 6 bedrooms
- Huge family size kitchen/living/dining area - Beautiful sitting room with fireplace
- 2 ground floor bedroom suites (potential annexe) - 3 first floor bedrooms and 2 further bathrooms
- Long driveway and attached garage (converted into family room)
- EPC rating: C - Council Tax Band: G

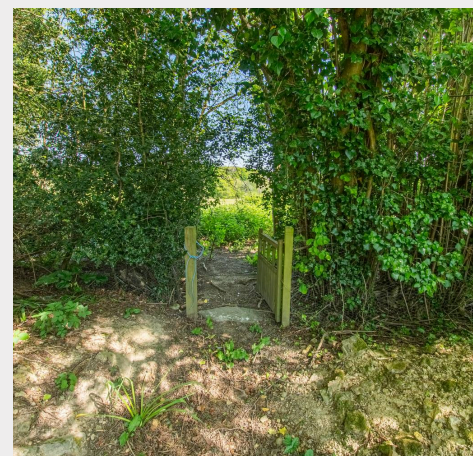
Pinehurst is approached from Tylers Green over a long driveway which leads up to a large parking area in front of the house and up to an attached double garage. The front garden is mainly laid to lawn with stocked beds, shrubs and trees. A side access leads to the rear garden where there is a wide terrace with the remainder being mainly laid to lawn and fully enclosed by a mix of fencing and mature hedging with a centrally located swimming pool. To the far end, a gate gives direct access onto Paige's Meadow Nature Reserve which links with Blunts Wood, providing wonderful walks and access through to Cuckfield and the Borde Hill Estate.

The property is located on Tylers Green on the north side of the roundabout on the Haywards Heath/Cuckfield village borders. Haywards Heath town centre (0.8 mile) and railway station (1.0) are within walking distance whilst Cuckfield's picturesque Village High Street (1.0) with its numerous boutiques, pubs, restaurants and a traditional range of shops, is a similar distance to the west. Cuckfield is also the home to the highly regarded Holy Trinity Primary School (1.0) and Warden Park Secondary Academy School (0.7).

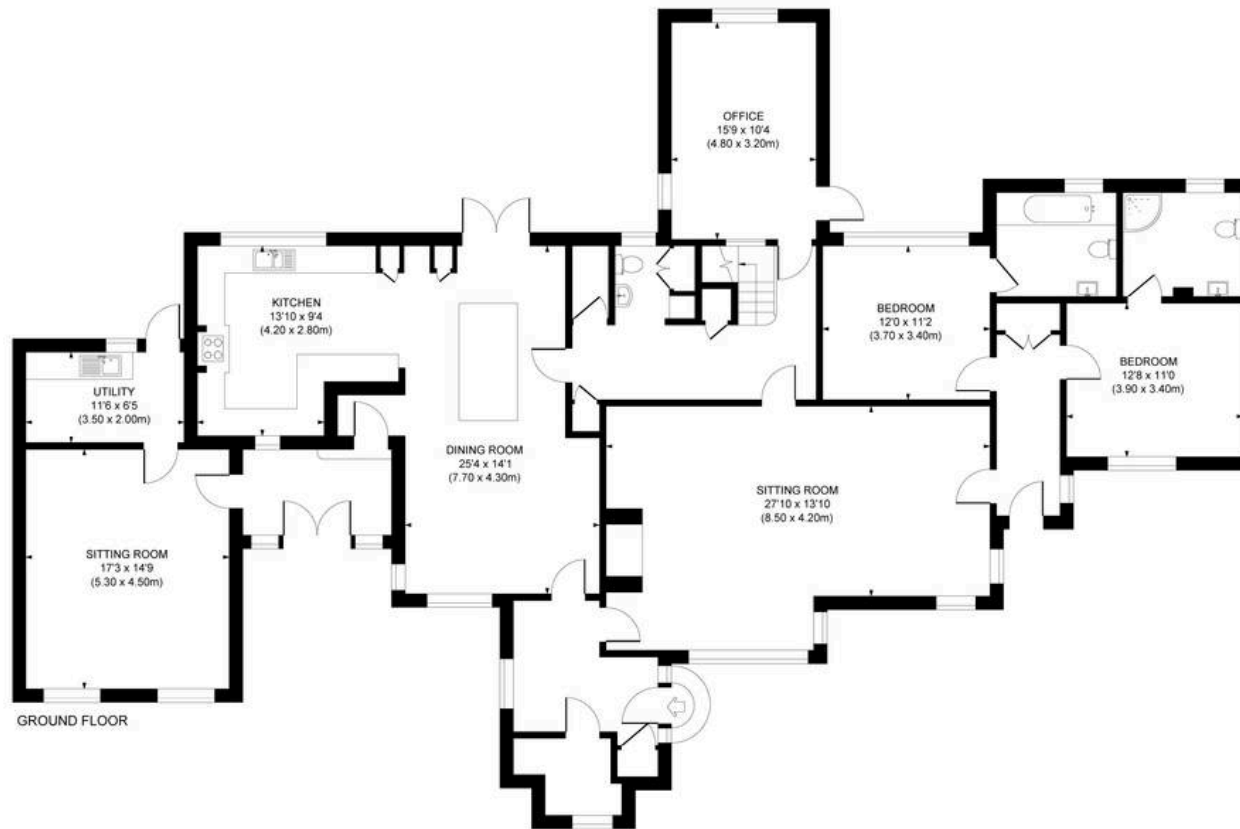
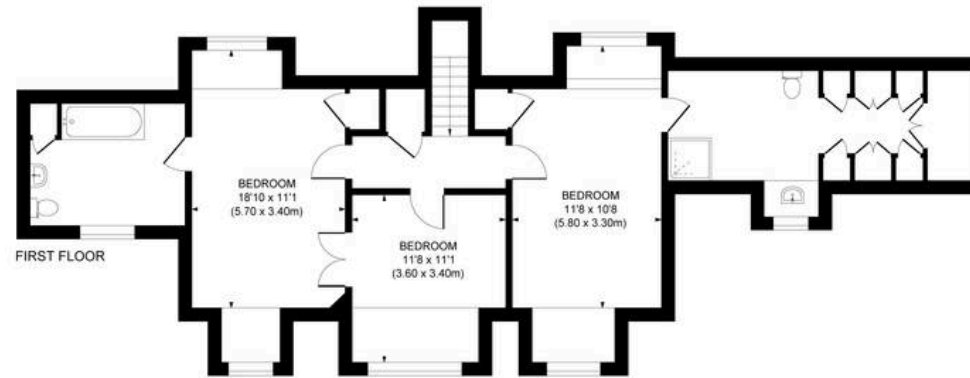
The town has an extensive range of shops whilst the trendy Broadway (0.8) has an array of restaurants, cafes and bars. The railway station (1.0) provides fast commuter links to London (Victoria/London Bridge) in 45 mins, Gatwick Airport 15 mins and the south coast at Brighton 20 mins.

The surrounding district has several excellent independent schools including Great Walstead, Ardingly College, Burgess Hill Girls, Cumnor House, Handcross Park and Worth. These and some of the county's other excellent schools such as Brighton College, Roedean, Lancing and Bedes all run a bus service with pick-up points close by.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 4.5 miles to the west at Bolney.



Approximate Gross Internal Area
3,354 sq. ft / 311.60 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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