



7 Oldfield Drive, Haywards Heath, West Sussex RH17 7TF

Guide Price £1,300,000



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A 5 bedroom, 4 bathroom, 4 reception room detached house of over 3,200 ft.² occupying a generous plot in this small exclusive gated complex of just 7 other large houses within a short stroll of The Snowdrop Inn pub on the rural eastern outskirts of Haywards Heath, within a Conservation Area, close to Lindfield and adjoins farmland to the rear. Oldfield Drive was built by Cala Homes in 2016 and No. 7 is one of the largest of these houses and we believe occupies one of the largest plots.

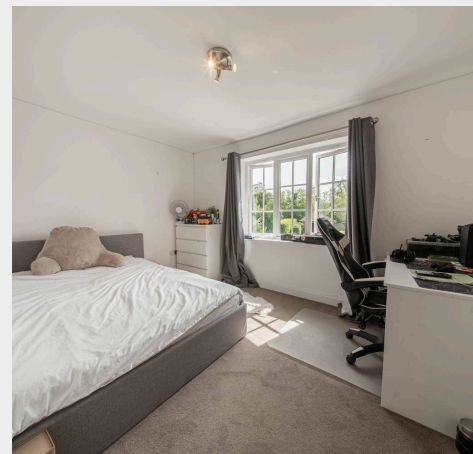
- Detached family home (3,253 sq ft)
- Part of a small exclusive gated development of just 7 other large detached houses
- Occupying a large plot with a 90' x 90' L-shaped rear garden
- Private driveway parking - Front & side garden
- Enormous family sized kitchen/breakfast room
- 5 bedrooms & 4 bathrooms (3 en-suite)
- 4 separate living rooms - utility room
- Walking distance of a Country pub, local Northlands Wood Primary School, Tesco Express and Lindfield Village
- Easy reach of numerous excellent independent schools
- Estate charge: The 7 houses own an equal share of the privately managed estate for which they all pay £1000 per year into a sinking fund for the expenses. Managing agent agents: Hunters Estates & Property Management, Burgess Hill T: 01444 254400
- EPC rating: B - Council Tax Band: G



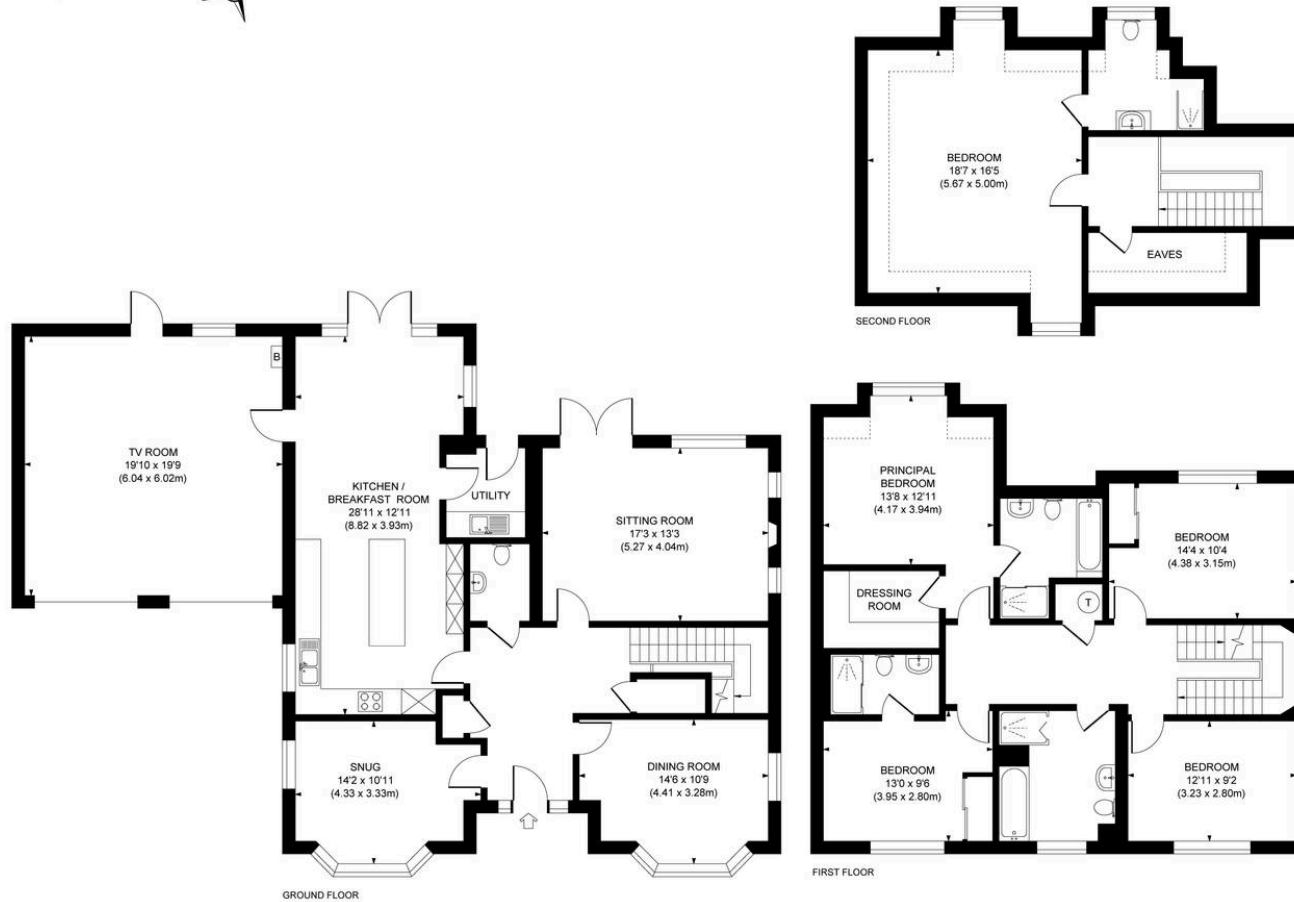
Oldfield Drive is situated off the Lewes Road on the town's semi rural eastern outskirts close to Lindfield Village. The Snowdrop Inn pub is literally across the field to the rear (accessed on foot within 500 yards) and it is also possible to walk through to the Northlands Wood Primary School, Tesco Express store, medical centre and pharmacy via Marlow Drive. Open countryside is close by interspersed with footpaths and bridleways. A regular bus service runs along the Lewes Road linking with the town centre, railway station, the neighbouring districts and Brighton. Children from this side of town fall into the catchment area for Oathall Community College with its farm in Lindfield and there are several excellent independent schools within the district including Great Walstead, Cumnor House, Ardingly, Worth, and Burgess Hill Girls. These and some of the county's other excellent schools including Brighton College, Roedean, Lancing College and Bedes all run a school bus service with pick-up points close by. The town centre is about 1.5 miles distant where there is an extensive range of shops, stores (including Waitrose, Sainsbury's and Marks and Spencer) whilst the town's fashionable Broadway has an array of restaurants, cafes and bars. The railway station is a little further on providing fast commuter links to London, Gatwick Airport and Brighton. By road access to the major surrounding areas can be swiftly gained via the A272 (Lewes Road), A275, B2112 and the A/M23 which lies about 8 miles to the west at Bolney.

Distances in approximate miles:

Northlands Wood Primary School 0.7 (on foot) Oathall Community College 1.5 (on foot) Town centre 1.5 Railway Station 2.2 (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins) A23 Bolney 8 Brighton Seafront 15 Gatwick Airport 15



Approximate Gross Internal Area
3,253 sq. ft / 302.2 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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