



48 Ferny Croft, Haywards Heath, West Sussex RH16 4UP

Guide Price £1,100,000

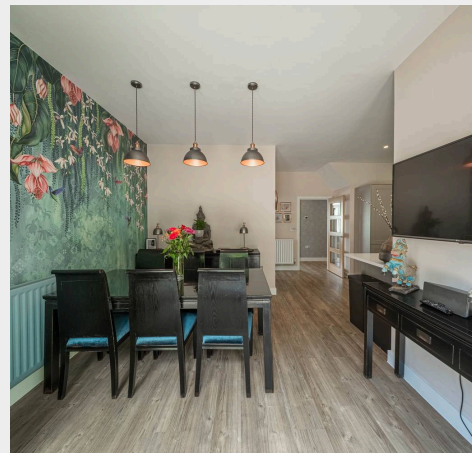


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An exquisite 6 bedroom detached house occupying a large and secluded plot, being tucked away in a cul-de-sac overlooking a green in the north/eastern most part of Bolnore Village, within an easy walk of the town centre and just 0.8 miles from the railway station. The property was built by Crest Nicholson in 2017 to their 'Epping' design and offers versatile and immaculate accommodation over 3 floors

- Fabulous detached house of 2386 ft.²
- 0.8 mile walk to the railway station
- Very large plot - 85' wide x 50' landscaped garden
- Double garage with parking for 4/6 cars
- Living room with fireplace and wood burner
- Family sized kitchen/living area
- Dining room, study, utility, cloakroom
- Master suite with bedroom, dressing area and bathroom
- 3 further first floor bedrooms and family bathroom
- 2 top floor bedrooms and bathroom
- Short to walk to Village Square & excellent primary school - Warden Park Secondary Academy School catchment area
- Close to glorious countryside, ancient woodland & Beech Hurst Gardens
- EPC rating: B - Council Tax Band: G

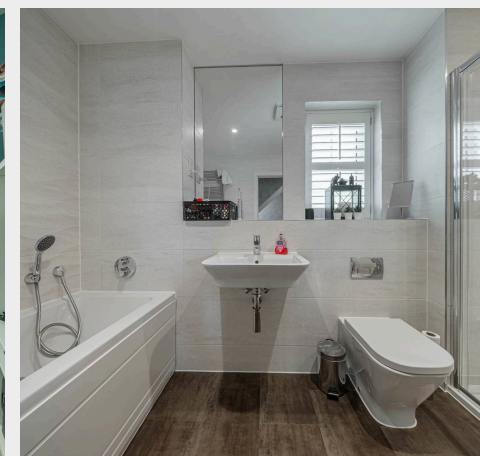
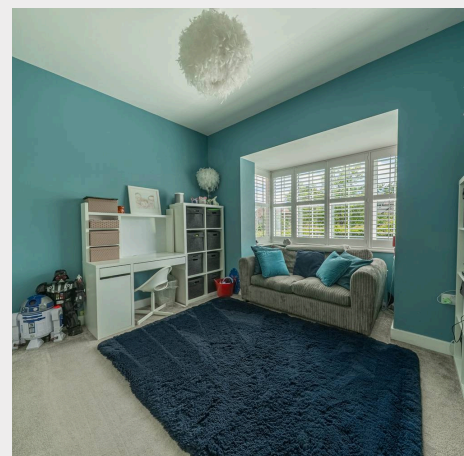
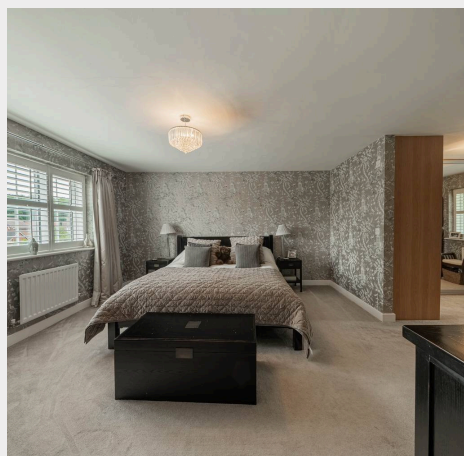


Ferny Croft is located off Renfields in the top north/east corner of Bolnore Village. On foot, the town centre and railway station can be swiftly gained via alleyways from the cul-de-sac into Bolnore Road and Wealden Way. The village has a great community spirit with many activities happening at the Woodside Pavilion and there is an excellent nursery school and the highly regarded primary school. The village is surrounded by ancient woodland. The Village Square has a range of shops and the bus service runs through the village linking to the town and neighbouring districts. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town centre is swiftly accessed on foot where there are numerous shops, restaurants, cafés and bars. There is also a 6th form college, a leisure centre, numerous parks and open spaces.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23 which lies about 5 miles to the west at Bolney or Warringlid.

Distances in miles on foot/by car:

The Broadway 0.6, Railway station 0.7 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Village Primary 0.5, Harlands Primary School 1.4, Warden Park Secondary Academy 1.5, A23 Bolney, 5 Gatwick Airport 12, Brighton Seafront 15.



Approximate Gross Internal Area

2,386 sq. ft / 221.70 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

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