



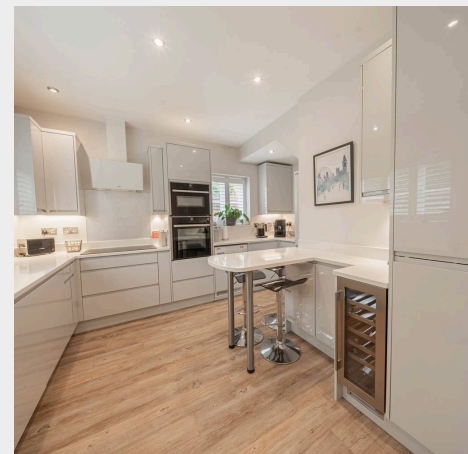
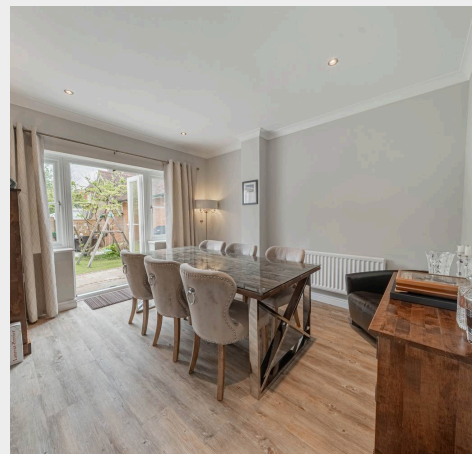
8 Heasewood, Bolnore Village, Haywards Heath, RH16 4TJ
£850,000





A beautifully presented and recently refurbished 6 bedroom, 3 bathroom detached house enjoying a wonderful peaceful setting in a cul-de-sac overlooking the ancient and protected woodland, within the desirable Upper Village area of Bolnore Village, within a few minutes walk of the Village Square and excellent primary school and about a mile from the town centre and railway station.

- Exquisite detached 6 bedroom house
- Highly versatile accommodation over 3 floors
- Double garage & 6 parking spaces alongside
- 50' wide x 30' deep L-shaped rear garden
- Re-fitted kitchen by Hamilton Stone design
- 3 recently re-fitted bath and shower rooms
- Immaculate and neutral decorations throughout
- Replaced double glazed windows & garage doors
- Peaceful cul-de-sac location overlooking woodland
- Close to primary and nursery schools
- Warden Park Secondary Academy catchment
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band G

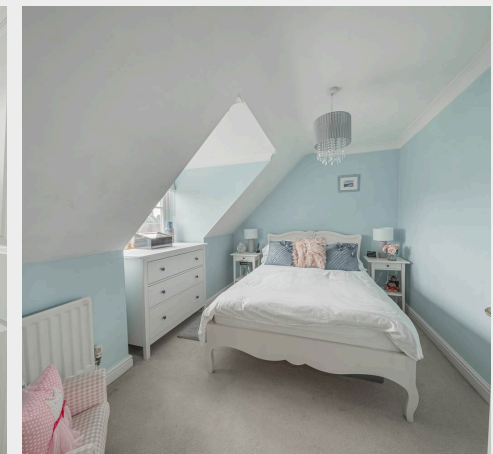


The property is located in Heasewood which is a cul-de-sac off Heyworth Ride within the desirable Upper Village area of Bolnore surrounded by other large detached family houses close to all amenities. Bolnore Village is situated on the town's south western edge where there is a great community spirit, a village square with a Co-op store and a highly regarded primary school. There is also a nursery school, sports fields, Woodside Pavilion and numerous children's play areas. The village is surrounded by countryside and ancient woodland interspersed with footpaths and bridleways, giving swift pedestrian access (via Bolnore Road) to Haywards Heath town centre, the railway station and through to Ashenground Road making it possible to walk through to the Princess Royal Hospital. The town centre offers an extensive range of shops, stores, restaurants, cafes, bars and a mainline railway station which provides fast commuter links to London. Children from Bolnore Village fall into the catchment area for Warden Park Secondary School in nearby Cuckfield. The town also has a 6th form college, numerous leisure groups, sports clubs and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Distances in approximate miles

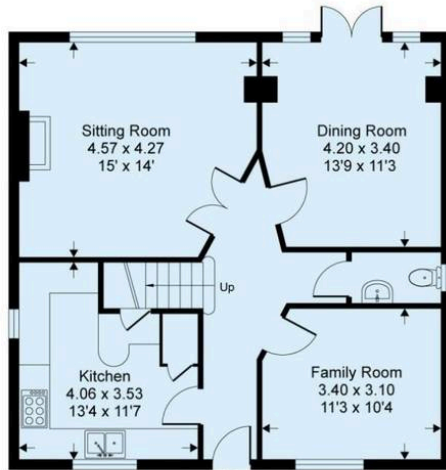
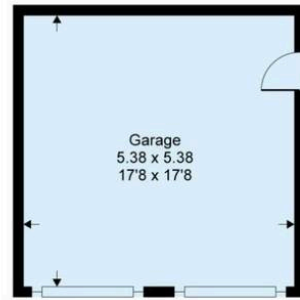
Schools: Bolnore Village Primary School (0.15 miles), Warden Park Secondary Academy School in Cuckfield (1.5 miles). **Station:** Haywards Heath mainline station (1.2 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)



Heaswood, RH16

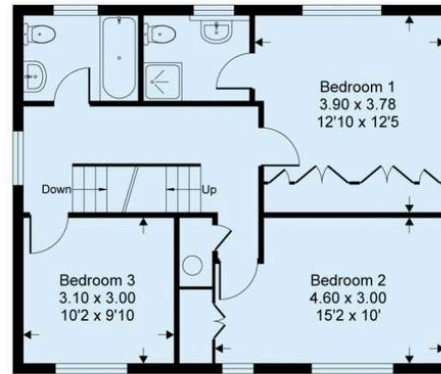
Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
Approximate Garage Internal Area = 28.9 sq m / 312 sq ft
Approximate Total Internal Area = 205.4 sq m / 2212 sq ft
(excludes restricted head height)

= Reduced headroom

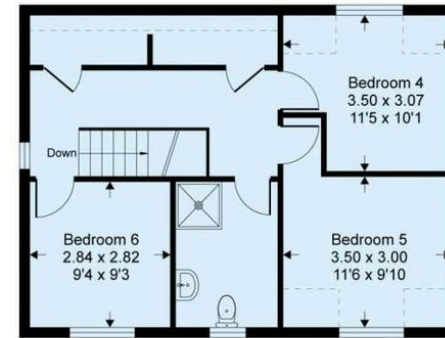


Ground Floor

IN



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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