



**Hazelmere,**  
Off Muster Green, Haywards Heath, RH16 4AB

■ ■ ■ Mark Revill & Co



# Hazelmere

Off Muster Green, Haywards Heath, RH16 4AB

**Guide Price £1.8 million**

This imposing exceptionally spacious detached period home is set in beautiful gardens extending to half an acre and is located in a highly desirable central location. The elegant and generously proportioned accommodation is arranged over four floors retaining many features of the period including decorative ceiling cornicing, deep skirtings, panelled internal doors, several ornate fireplaces, natural timber floors and a fine staircase. The property enjoys far reaching views over the town from the rear, has the benefit of gas central heating and is mainly double glazed. The property incorporates three fine reception rooms with high ceilings. An excellent L shaped fitted kitchen with dining room complete with shaker style units and granite work surfaces. Separate utility room, cloakroom and an extensive cellar. On the upper floors there are 9 good size bedrooms, 4 shower/bathrooms (2 of which are en suite) 2 of which have been refitted with contemporary suites. There is a detached coach house presently arranged as a 4 car garage with exterior spiral staircase to a first floor studio which could easily be converted into a self-contained annexe if desired subject to obtaining the usual planning consents. Remote controlled tall timber gates provide access to a wide drive and parking area offering space for 6-7 vehicles. The beautiful fully enclosed parkland style gardens are arranged mainly as well kept lawns with sun terraces.

Situated in this highly sought after mature location lying immediately off Muster Green. The mainline station is just a short walk away offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is close at hand with its wide range of shops as is The Broadway with its array of restaurants. Whilst Waitrose and Sainsbury's superstores and the modern leisure complex are close at hand. There are several highly regarded schools and colleges both public and private in the locality including Harlands Primary and Warden Park Schools, Ardingly College, Burgess Hill School for Girls, Cumnor House School,





Hurstpierpoint College and Great Walstead. The A23 lies just 4.2 miles to the west providing a direct route to the motorway network. Gatwick Airport is 13.7 miles to the north whilst the cosmopolitan city of Brighton and the coast is about 15 miles to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling. Water sports at Ardingly Reservoir, show jumping at Hickstead and the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Recessed Porch** Chequered tiled step. Glazed panelled door to:

**Hall** 28'7" x 6'9" (8.71m x 2.06m) Column radiator. Decorative ceiling corning. Handsome staircase with attractive balustrade to first floor. Natural timber floor. Dado rail. Door to cellar.

**Sitting Room** 14'10" x 13'10" (4.52m x 4.22m) Double aspect. Most attractive fireplace with cast iron canopy, hand painted tiled insert, timber surround and slate hearth. Recessed display shelving on either side of chimney breast. 2 radiators. 2 double glazed windows. Picture and dado rails. Deep corning and central rose. Natural timber floor.

**Drawing Room** 20'5" x 14'10" (6.22m x 4.52m) A fine double aspect room with wide bay window overlooking the rear garden. Handsome stone fireplace and hearth, cast iron wood burner. 2 radiators with decorative covers. Double glazed window. Decorative ceiling corning and central rose. Picture rail.

**Living Room** 17'1" x 14'1" (5.21m x 4.29m) Wide bay window overlooking the rear garden. Working fireplace with brick and quarry tiled mantle, tiled and brick hearth. Radiator. Decorative ceiling corning and central rose. Picture rail.

**Cloakroom** Period style white suite comprising close coupled wc and pedestal basin. Dado rail. Chequered tiled floor. Radiator. Double glazed window. Ceiling downlighters.

**Kitchen with Dining Room** A superb open plan L shaped room with quality wood effect vinyl flooring. Underfloor heating.

**Kitchen** 17'1" x 8' (5.21m x 2.44m) Comprehensively fitted with shaker style units, granite work surfaces and upstands comprising inset double bowl ceramic sink with mixer tap, extensive work surfaces, cupboards, drawers and integrated **dishwasher** beneath. Mercury brushed steel **range cooker** incorporating 3 ovens, 5 ring gas hob, granite splashback and brushed steel extractor hood over flanked by shelving and wall cupboard. Peninsula unit with matching worktop/breakfast bar, cupboards and open shelving beneath, further wall cupboards and built-in microwave with drawer under. 3 double glazed skylight velux windows, 2 further double glazed windows. Wide opening to:

**Dining Room** 14'3" x 13'11" (4.34m x 4.24m) Feature red brick fireplace with raised hearth, working cast iron kitchen range. Radiator. Door with stained glass panel over to outside.

**Utility Room** 9' x 7'11" (2.74m x 2.41m) Fitted worktop, space and plumbing for washing machine and tumble dryer beneath, open shelving over. Lantern. Vinyl flooring.

## LOWER GROUND FLOOR

**Extensive Cellar** Arranged as 3 rooms. Light and power points.

## FIRST FLOOR

**Separate wc** Close coupled wc and basin with tiled splashback. Radiator.

**Landing** Door from half landing. Large built-in storage cupboard. Column radiator. Glazed door to stairs and top floor.

**Bedroom** 14'2" x 8'9" (4.32m x 2.67m) Large fitted triple wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator. Picture rail.

**Bedroom** 10'11" x 9'2" (3.33m x 2.79m) Built-in wardrobe. Double glazed window. Radiator. Picture rail.

**Bedroom** 17'5" x 15'2" (5.31m x 4.62m) Double aspect. Triple wardrobe. 2 double glazed windows. Radiator. Picture rail.

**En Suite Bathroom** White suite comprising bath and traditional mixer tap and shower attachment, fully tiled surround, close coupled wc, pedestal basin with tiled splashback. Extractor fan. Radiator. Tiled floor. Picture rail.

**Family Shower Room** White suite comprising walk-in fully tiled shower with glass screen, low level wc and basin. Heated chromium towel warmer with inset column radiator. Double glazed window. Half tiled walls. Tiled floor.

**Bedroom** 15'5" x 10'9" (4.70m x 3.28m) Double aspect. 2 double glazed windows. Radiator. Picture rail.

**En Suite Shower Room** Fully tiled glazed shower, basin with single lever mixer tap, cupboard beneath, low level wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Sensor ceiling downlighters. Half tiled walls. Quality wood effect vinyl flooring.

**Bedroom** 12'1" x 9'11" (3.68m x 3.02m) Large built-in triple wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator. Picture rail.

## TOP FLOOR

**Half Landing**

**Landing** Approached by half landing with built-in boiler cupboard housing wall mounted Worcester gas boiler and dimplex unvented cylinder. Feature stained glass leaded light window. Hatch to large glazed roof lantern.

**Bedroom** 15'11" x 11'11" (4.85m x 3.63m) 2 fitted double wardrobes with mirror doors, matching adjacent cupboard. Double glazed velux window. Period style fireplace. Radiator. Hatch to loft space.



**Bedroom** 17'5" x 15'2" (5.31m x 4.62m) A splendid room with sloping ceilings on either side and window enjoying outlook over the rear garden and the town beyond. Period fireplace. Eaves cupboard. Radiator. Dado rail.

**Refitted Shower Room** Large fully tiled glazed shower with contemporary overhead fitting and hand held attachment, low level wc, counter mounted stone basin on period style wash stand incorporating long drawer, tiled top and splashback. Hatch to loft space. Extractor fan. Sensor ceiling downlighters. Electrically heated wood effect tiled floor.

**Bedroom/Studio** 15'9" x 14'2" (4.80m x 4.32m) Large fitted triple wardrobe adjacent book/display shelving. Period fireplace. Double glazed window with deep sill. Radiator. Wood effect laminate flooring.

**Bedroom/Office** 12'2" x 10'4" (3.71m x 3.15m) Large built-in shelved storage cupboard. Access to extensive eaves storage. Double glazed velux window. Radiator.

OUTSIDE

**Detached Coach House** Comprising:

**4 Car Garage** 30'6" x 14'8" (9.30m x 4.47m) Double timber doors. Light and power points. Double glazed doors flanked by double glazed window at rear, further double glazed door.

**Studio/Games Room** 15'11" x 14' (4.85m x 4.27m) Approached by exterior spiral staircase and timber balcony. 3 large eaves storage areas. Double glazed sliding door flanked by double glazed window. Vaulted ceiling with downlighters. Plumbing for bathroom and kitchen.

**Note:** Ideally suitable as a separate annexe if desired, subject to obtaining the usual planning consents.

**Drive and Turning Area** Stone filled, approached by remote controlled tall timber gates. Offering parking for 6-7 vehicles.

**Beautiful Rear Garden Extending to about Half an Acre.** Arranged with a raised paved sun terrace adjacent to the house with steps at either end enclosing a well stocked herbaceous bed. Extensive well tended lawns with deep well stocked herbaceous beds, sheltered paved sun terrace with timber pergolas clad with clematis and climbing rose, further well stocked shrub beds, fish pond, established hedges and trees planted at the far end. The garden is fully enclosed with high clipped mixed hedging offering shelter and seclusion.

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