



## Framlingham

1 The Dell, Haywards Heath, West Sussex. RH16 1JG

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Guide Price £900,000

Framlingham is a fine detached family residence set in beautiful gardens extending to just under half an acre located at the end of a quiet sought after cul-de-sac. The bright, spacious and well designed accommodation has the benefit of gas central heating and double glazing and incorporates 5 bedrooms (3 double), en suite shower room to the main bedroom, family bathroom, fine double aspect sitting room, separate dining room, double glazed garden room and a well fitted L shaped kitchen/breakfast room plus utility area and downstairs cloakroom. Twin five bar gates provide access to a wide block paved drive and turning area offering parking for numerous vehicles and to a double garage and the beautiful gardens extend to just under half an acre dissected by a small stream and incorporating a wide paved sun terrace, level lawns and a wooded area to the far end.

The property occupies a delightful location at the end of a quiet cul-de-sac in this highly desirable location just a short walk to Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both private and public in the locality including Harlands Primary, Haywards Heath College and Warden Park, whilst Ardingly College, Burgess Hill School for Girls, Cumnor House School and Great Walstead are all within easy reach. The Dolphin leisure complex, Sainsbury's and Waitrose superstores are close at hand and the town centre is within easy reach with its wide range of shops and array of restaurants in The Broadway. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly Reservoir, show jumping at Hickstead, horse racing at Plumpton whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Porch** uPVC double glazed front door.

**Hall** Good size understairs coats/store cupboard. Fitted open book/display shelf unit. 2 double glazed windows. 2 radiators. Stairs with wrought iron balustrade to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin with mixer tap. Wall strip light. Double glazed window. Radiator. Half tiled walls. Tiled floor.

**Sitting Room** 22'4" x 12'10" (6.81m x 3.91m) A fine triple aspect room with large double glazed picture window to front. Attractive stone built open fireplace extended to from display plinth and niche, stone hearth. 2 wall light points. TV aerial point. Telephone point. Wood block flooring. Double glazed doors to:

**Double Glazed Garden Room** 17' x 10'4" (5.18m x 3.15m) Enjoying a lovely outlook over the gardens. 2 wall light points. 2 radiators. Ceiling downlighters. Double glazed doors to outside.

**Dining Room** 17'7" x 12' (5.36m x 3.66m) With central arched opening. 4 wall light points. 2 double glazed windows. 2 radiators. Polished wood flooring.

### Kitchen and Breakfast Room

**Kitchen** 17'7" x 8' (5.36m x 2.44m) widening to 10'2" (3.10m). Comprehensively fitted with attractive range of units comprising inset ceramic double sink, mixer tap, adjacent work surface, cupboards, drawers and Miele **dishwasher** beneath. Matching worktop, cupboards and drawers under. Good range of tall wall cupboards. Bosch **fridge**. Cannon brushed steel gas **range cooker** with 6 ring gas hob, griddle, 2 ovens, grill and electric warming drawer flanked by base cupboard units. Tall shelved storage cupboard. Double glazed window. Part tiled walls. Tiled floor. Wide opening to:

**Breakfast Room** 7'9" x 7'6" (2.36m x 2.29m) Double glazed window. Radiator. Half tiled walls. Tiled floor. Double glazed sliding door to garden room.

**Utility Room** 8' into recess x 7'8" (2.44m x 2.34m) Fitted worktop with cupboards, Miele **washing machine** and space for tumble dryer beneath. Tall open shelved unit with wine racks, adjacent worktop, cupboard and storage space under. Tall wall unit. Wall mounted Worcester gas boiler. Double glazed window. Part tiled walls. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Built-in tall shelved cupboard. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Display niche with lighting. Tall double glazed window.

**Bedroom 1** 15'7" x 10' (4.75m x 3.05m) A fine split level room with 2 double glazed windows overlooking the front. 2 built-in wardrobes. 2 further built-in double wardrobes with central dressing table unit, mirror and light over. 2 radiators. Door to:

**En Suite Shower Room** Fully tiled walls. Glazed shower cubicle, vanity unit with inset basin, cupboards beneath, shelf, mirror and cupboard over. Shaver point. Radiator. Extractor fan. Wall mounted convector heater. Double glazed window.

**Bedroom 2** 15' x 10' (4.57m x 3.05m) One wall fitted with excellent range of wardrobes incorporating hanging rails and shelving. Fitted L shaped desk/dressing table unit with cupboard and drawers. Double glazed window. Radiator.

**Bedroom 3** 12' x 11" (3.66m x 3.35m) One wall fitted with excellent range of wardrobes incorporating hanging rails and shelving. Double glazed window. Radiator.

**Bedroom 4** 10'3" into door recess x 7'6" (3.12m x 2.29m) Fitted wardrobe, adjacent open shelved unit, high level shelf. 3 double glazed windows. Radiator.

**Bedroom 5/Study** 8'2" x 8' (2.49m x 2.44m) plus door recess. Tall fitted book shelf unit. TV aerial point. Telephone point. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap, independent Aqualisa shower over, folding glazed screen, bidet, close coupled wc, vanity unit with inset basin, cupboard under. Heated ladder towel warmer/radiator. Shaver point. Wall mirror with strip light over. Double glazed window. Ceiling downlighters. Fully tiled walls.

## OUTSIDE

**Detached Double Garage** 18' x 16'8" (5.49m x 5.08m) 2 up and over doors. Range of worktops with cupboards under, fitted workbench. Range of wall cupboards. Light and power points. Double glazed window. Double glazed door to rear garden.

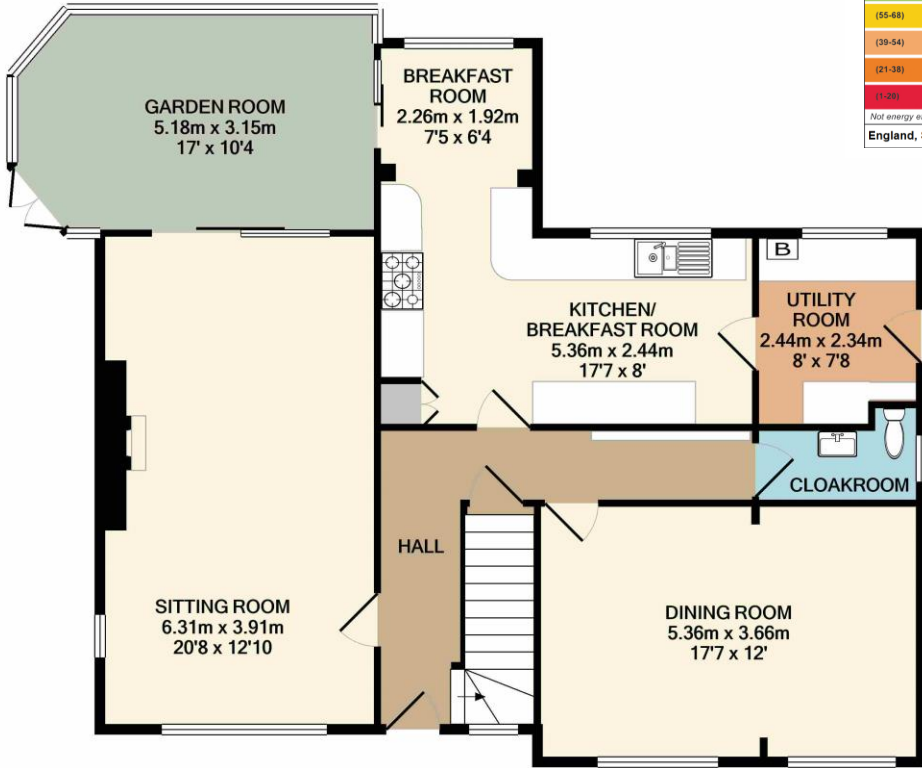
**Wide Block Paved Drive and Turning Area** Approached by twin five-bar gates. Offering space for numerous vehicles.

**Front Garden** Laid to lawn, raised herbaceous bed, rose bed.

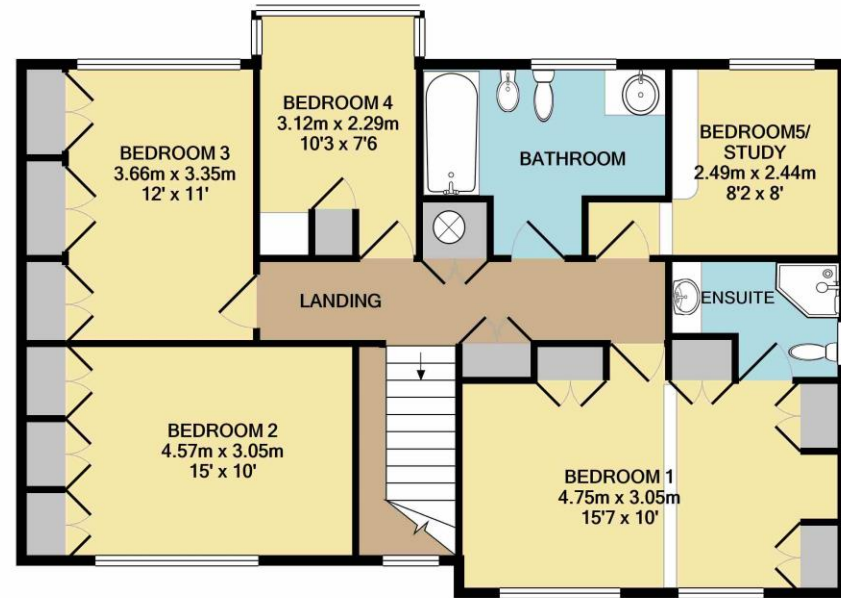
**Delightful Rear Garden** L shaped, extending to about 104 feet (31.70m) deep maximum x 92 feet (28.04m) in width narrowing to 30 feet (31.70m). Arranged mainly as lawn with wide paved sun terrace including a partially covered courtyard with wisteria. Kitchen garden and paved patio adjacent to **timber shed**. Further patio at the northern end of the house. A stream runs through the centre of the garden with banks planted with a wide variety of established shrubs including hydrangeas, laurel and rhododendrons with a timber bridge providing access to a wooded area to the west side, planted with a variety of established trees including hazel, oak, alder, hornbeam, etc.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 104.4 SQ.M.  
(1123 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 85.4 SQ.M.  
(920 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 189.8 SQ.M. (2043 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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