



Treelands

3 Lucas Way, Haywards Heath, West Sussex. RH16 1JR



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Guide Price £950,000

Treelands is an exceptional detached house of character with a self-contained annexe set in delightful wooded gardens extending to 0.72 acres. This splendid home has been thoughtfully and skilfully remodelled and extended to provide bright and spacious family accommodation incorporating 3 double bedrooms, 3 en suite shower/bathrooms, a superb dual aspect open plan kitchen with living/dining room incorporating bi-fold doors opening to a raised sun deck, a fine double aspect sitting room with feature fireplace, large dining room, useful utility room and a downstairs shower/cloakroom. In addition, there is a detached self-contained annexe set within the grounds suitable for a dependent relative or could ideally be used as an office suite or recreation room which incorporates an open plan living room/kitchen, bedroom and shower room with an adjacent large timber sun deck. The main house has the benefit of gas central heating and double glazing, there is a block paved and gravelled drive and turning area to the front offering parking for numerous vehicles plus a further hardstanding space for a boat, camper etc. A particular feature is the delightful wooded gardens arranged mainly as lawns and screened by an array of mature trees and shrubs providing shelter and privacy. Planning permission was also obtained for a first floor extension over the existing open plan kitchen/living room (Ref: 13/00833/FUL).

The property occupies an idyllic sylvan setting at the end of a quiet cul-de-sac in this highly desirable conservation area 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 and Warden Park, whilst Ardingly College, Burgess Hill School for Girls, Handcross Park 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. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.1 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 whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Attractive Porch Hardwood panelled front door to:

Hall Understairs cupboard with light point. Upright radiator incorporating mirror. Parquet flooring. Stairs to first floor.

Sitting Room 16'8" x 15' (5.08m x 4.57m) A fine double aspect room with outlook to the front and rear. Feature decorative cast iron fireplace and canopy, ornate tiled insert and slate heart, fitted live flame coal effect gas fire. 2 wall light points. Double glazed window. 2 radiators (one upright). Parquet flooring. Double glazed bi-fold doors to timber sun decking.

Dining Room 20'3" x 10'8" (6.17m x 3.25m) Fireplace with cast iron multi fuel fire. Double glazed window. Radiator. Wood laminate flooring. Wide opening to:

Superb Open Plan Kitchen with Living/Dining Room 27' x 13' (8.23m x 3.96m) Dual aspect with 2 ranges of bi-fold double glazed doors enjoying a splendid outlook over the rear garden. Attractive wood burning stove to one corner. **Kitchen area** fitted with an attractive range of country style units comprising inset china bowl and a half sink with mixer tap, adjacent L shaped walnut work surface incorporating breakfast bar, drawers, integrated **dishwasher**, bin storage, corner display cabinets and shelving beneath. Large walk-in central shelved larder with light point. Matching worktops with integrated **fridge** and drawers. Recess for range cooker with gas and electric points with brushed steel and glass extractor hood over. Double glazed lantern. Part tiled walls. Wood effect tiled floor with under floor heating.

Shower/Cloakroom Walk-in shower with waterproof panels, glass screen and traditional shower fitment, pedestal basin with tiled splashback, close coupled wc. Tall cupboard housing electric and gas meters. Double glazed window. Radiator. Wood effect tiled floor with under floor heating.

Utility Room 9'6" x 8'3" (2.90m x 2.51m) Stainless steel double drainer sink with mixer tap, cupboards and drawers under, adjacent worktop, plumbing for washing machine and vent for tumble dryer beneath. Wall mounted Glow-worm gas boiler. Ample space for freezers. Further worktop with storage space beneath. Ceiling downlighters. Part tiled walls. Wood effect tiled floor with under floor heating. Door to:

Rear Hall Ample coat hanging space. Wood effect tiled floor with under floor heating. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to insulated and part floor boarded loft space. Airing cupboard housing pre-insulated hot water tank and slatted shelving. Double glazed window with outlook over rear garden.

Bedroom 1 11'8" x 11' (3.56m x 3.35m) Telephone/internet point. Double glazed window. Radiator.

En Suite Shower Room Shower cubicle with body jets and hand held fitment, pedestal basin with tiled splashback, close coupled wc. Double glazed window. Radiator. Bamboo effect vinyl flooring. **Walk-in Wardrobe** 7' (2.13m) in length with hanging rails, shelving and wire basket storage. Double glazed window. Radiator.

Bedroom 2 12' x 10'8" (3.66m x 3.25m) Double glazed window. Radiator.

En Suite Bathroom White suite comprising roll top bath with claw feet, traditional mixer tap and telephone style hand held attachment, pedestal basin with strip light over, close coupled wc. Extractor fan. Heated ladder towel warmer/radiator. Double glazed velux window. One wall with exposed red brick with painted dado.

Bedroom 3 11'9" x 8'2" (3.58m x 2.49m) Double glazed window. Radiator.

En Suite Bathroom White suite comprising roll top bath with claw feet, traditional mixer tap and telephone style hand held attachment, pedestal basin with strip light over, close coupled wc. Extractor fan. Heated ladder towel warmer/radiator. Double glazed velux window. Painted dado.

OUTSIDE

Detached Self-Contained Annexe - The Shack Quality timber construction with high level insulation comprising:

Entrance Hall uPVC door. Ample coat hanging space.

Open Plan Living Room with Kitchen 15'3" x 13'8" (4.65m x 4.17m) Inset stainless steel bowl and a half sink with mixer tap, adjacent timber work surface, cupboards beneath. Ample appliance space for cooker, fridge and dishwasher. Feature wood burning stove. Electric radiator. Wood effect laminate flooring. Double glazed casement doors to sun decking.

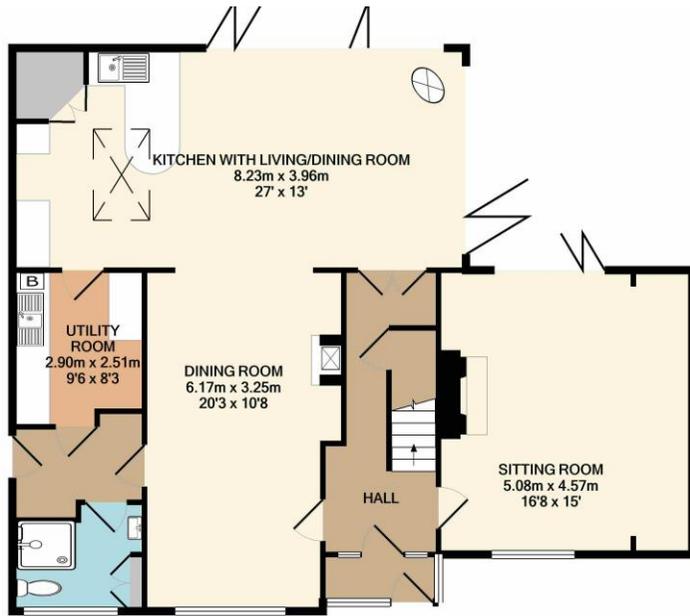
Bedroom 9'9" x 9'1" (2.97m x 2.77m) plus recess. **Walk-in wardrobe** fitted with hanging rails, shelving, basket storage, light point. Double glazed window. Electric radiator. Wood effect laminate flooring.

Shower Room Large walk-in shower with waterproof panelled walls. Triton electric fitment, counter mounted basin with mixer tap, tiled splashback, cupboard and drawer under, close coupled wc. Electrically heated towel rail. Double glazed window. Vinyl flooring.

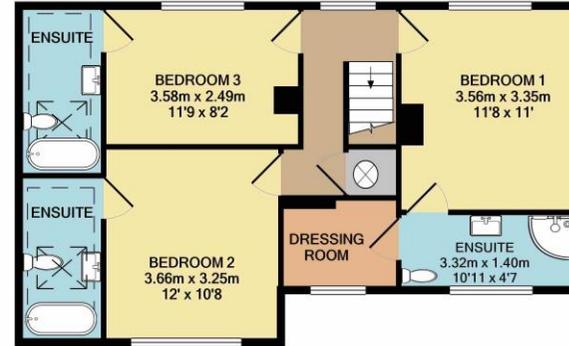
Block Paved Drive & Gravelled Parking Area to the Front Offering space for numerous vehicles. Electric car charging point. Double timber gate to further gravelled **space for boat, camper etc.**

Beautiful South East Facing Gardens Extending to 0.72 of an acre. Arranged with raised L shaped timber decking adjacent to the house with trellis fencing, outside electric point. Large area of lawn, natural stone and concrete pathways with lighting, mature shrubs and trees including an array of rhododendrons, camellias, magnolia etc., deep herbaceous beds. Large **Timber summerhouse** with insulated floor and power points. Bark filled path extends along the perimeter and a paved central path leading to a further area of lawn with **garden and potting sheds** and access to the separate annexe. Further bark filled steps providing access to a **wooded play area** to the far end with raised timber decking. The garden is fully enclosed by stock fencing and mature trees offering shelter and seclusion.

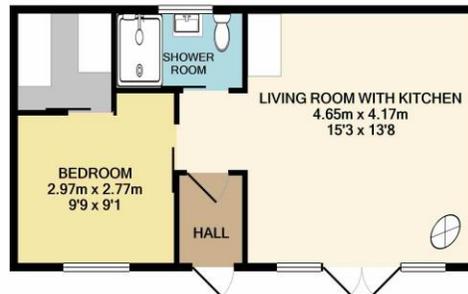




GROUND FLOOR
APPROX. FLOOR
AREA 103.1 SQ.M.
(1110 SQ.FT.)



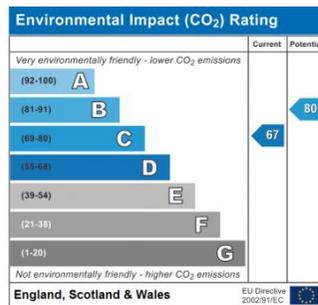
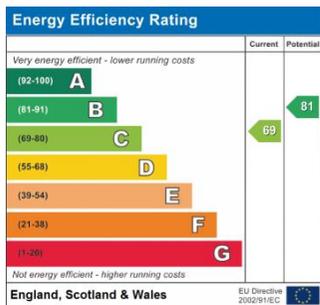
1ST FLOOR
APPROX. FLOOR
AREA 56.0 SQ.M.
(603 SQ.FT.)



ANNEXE
APPROX. FLOOR
AREA 39.1 SQ.M.
(421 SQ.FT.)

TOTAL APPROX. FLOOR AREA 198.2 SQ.M. (2133 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 the plan include outbuildings such as garages if these are shown on the floor plan.
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