



**1 Gander Green**  
Haywards Heath, West Sussex. RH16 1RB



# 1 Gander Green

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£675,000

This fine detached family house offers generous accommodation arranged on two floors and enjoying superb mature gardens arranged mainly on two sides of the property with mature trees, shrubs and most attractive shaped flower borders and offers total seclusion. The house benefits from gas fired central heating to radiators and double glazed windows throughout. There are 4 bedrooms with the principle bedroom enjoying a large en suite shower room, there is also a family bathroom on the first floor. The ground floor boasts a spacious sitting room, separate dining room and a useful family room/study. There is also a downstairs cloakroom, utility room with direct access to the garage and the well fitted kitchen leads to a conservatory overlooking the most attractive gardens.

Situated in a quiet cul-de-sac being immediately off Gander Hill in this highly sought after location just a short walk to Haywards Heath mainline railway station offering fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups whilst the Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand. Haywards Heath town centre is within easy reach with its wide range of shops and an array of restaurants, as is the picturesque and historic village of Lindfield. The A23 lies 5.5 miles to the west providing a direct route to the A23/M23 motorway network and Gatwick International Airport which is 12.5 miles to the north. The cosmopolitan city of Brighton and the south coast is just 16 miles distant to the south with the South Downs National Park and Ashdown Forest both being within a short drive offering a beautiful natural venue for countryside walks.





## GROUND FLOOR

Canopy covered hardwood front door with inset glazing. Outside light.

**Entrance Hall** Maple flooring. Telephone point. 2 understairs storage cupboards. Radiator. Coats cupboard with gas and electric fuse boxes.

**Cloakroom** Suite comprising wash hand basin and low level wc. Wall mounted gas fired boiler for domestic hot water and central heating. Electric meter cupboard.

**Utility Room** 11' x 5'5" (3.35m x 1.65m) *maximum*. Roll edge worktop. Space and plumbing for washing machine, tumble dryer and additional appliance. Circular sink with matching circular drainer, mixer tap, cupboards beneath, 3 eye level wall cupboards plus tall full height storage cupboard. Radiator. Tiled splashbacks. Personal door to garage.

**Dining Room** 16' x 9'10" (4.88m x 3.00m) Laminate flooring. 2 radiators. TV aerial point. Telephone point.

**Sitting Room** 17'2" x 12' (5.23m x 3.66m) Most attractive outlook over the garden and paved patio area. TV aerial point. Feature wood burner set in recess with tiled hearth. 4 uplighters. Radiator.

**Family Room/Study** 10'10" x 10' (3.30m x 3.05m) Woodblock flooring. TV aerial point. Radiator. High level plate racking to all walls.

**Kitchen** 10'10" x 9'9" (3.30m x 2.97m) Extensively fitted with corian worktops with base units beneath comprising cupboards and drawers including pan drawers, integrated Blomberg **dishwasher**, 6 eye level wall cupboards, 2 corner cupboards both with carousels. Integrated **fridge/freezer**. **Twin Neff fan assisted eye level ovens**. **Baumatic 4 burner stainless steel gas hob** with filter and light over. One and a half bowl moulded corian single drainer sink unit with chromium mixer tap. Skirting heater. Tiled splashbacks. Shelving. Telephone point. Tiled flooring which continues through to:

**Conservatory** 12'8" x 10'10" (3.86m x 3.30m) Which enjoys a superb outlook over the gardens and patio. Radiator. Double doors opening onto gardens.

## FIRST FLOOR

**Landing** Airing cupboard with shelving and hot water tank with immersion heater. Radiator.

### Principle Bedroom Suite

**Bedroom 1** 16' x 14' (4.88m x 4.27m) Range of fitted wardrobes to one wall with hanging and shelving, also incorporating drawer units plus two further end three drawer units. TV aerial point. 2 radiators. Further built-in hanging cupboard.

**Large En Suite Shower Room** Suite comprising large curved shower cubicle with glass doors, plumbed Aqualisa shower, low level wc with concealed cistern, vanity unit with inset wash basin set in roll edge top, chromium taps, 2 cupboards beneath, 2 further side cupboards, one to either side of the unit, inset dressing mirror with light over. Shaver point. Tiled splashback. Extractor fan. Ladder radiator. Tiled flooring.

**Bedroom 2** 15' x 10' (4.57m x 3.05m) TV aerial point. Radiator. Attractive outlook to garden.

**Bedroom 3** 10'3" x 10'3" (3.12m x 3.12m) Fitted bedroom furniture including single wardrobe, corner shelving, 2 matching drawer units, and range of storage cupboards above bed recess. Radiator. Hatch to loft. Outlook to the gardens.

**Bedroom 4** 10'10" x 6'9" (3.30m x 2.06m) Radiator.

**Family Bathroom** Suite comprising panelled bath with chromium mixer tap, plus hand shower attachment, Mira electric shower over, glass shower screen, vanity unit, roll edge top with inset wash basin with chromium mixer tap, cupboards beneath, low level wc with concealed cistern. Large wall mirror. Extractor fan. 3/4 tiled walls. Ladder radiator. Tiled flooring.

## OUTSIDE

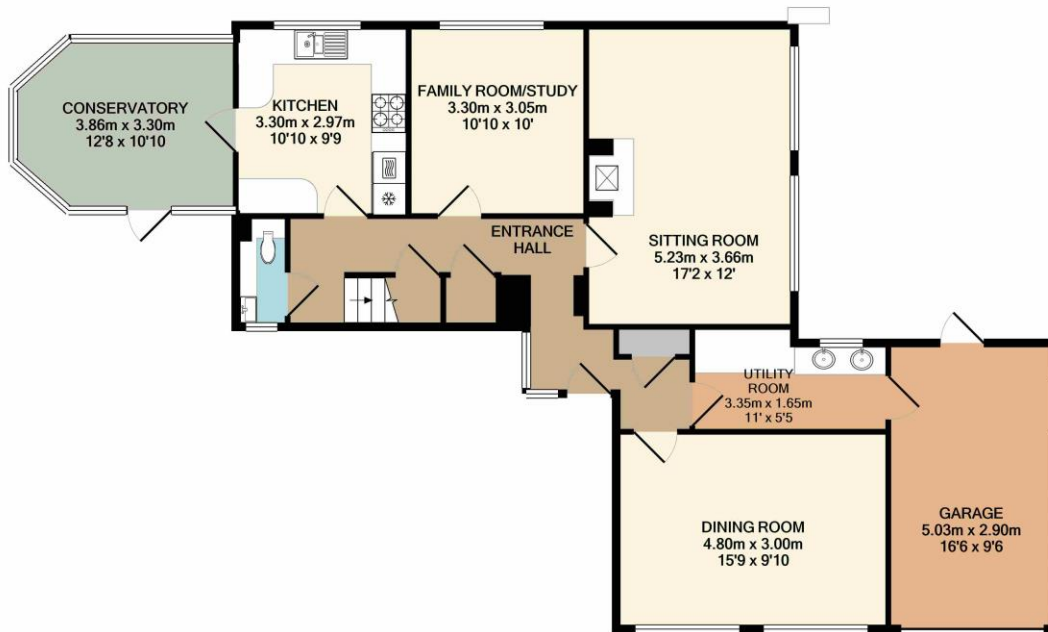
**Garage** 16'6" x 9'6" (5.03m x 2.90m) Up and over door. Personal door to utility room. Light and power. Also door to rear garden.

**Gardens** The gardens are considered to be a particular feature of this character property arranged mainly to either side and the front of the property with **block paved driveway with parking for numerous vehicles**. The left side of the garden is arranged as extensive paved patio with pergola, **timber shed**, aluminum framed **greenhouse**, outside tap, outside lighting, deep shaped flower beds, level lawns, and various shrubs extending to approximately 60 feet (18.29m) in length being fully enclosed by mature evergreen hedging and fencing and enjoying a sunny aspect. The front garden area again is laid with numerous flower beds and specimen miniature trees including a copper beech and bay tree. Also enclosed by mature evergreen hedging. Outside lighting. The right hand side garden area is laid to lawn with most attractive and well stocked flower borders, mature shrubs, mature spruce tree. Block paved patio area. Well established wisteria. Extending to 66 feet (20.12m) in length. All enclosed by evergreen hedging and again enjoying a south westerly sunny aspect.

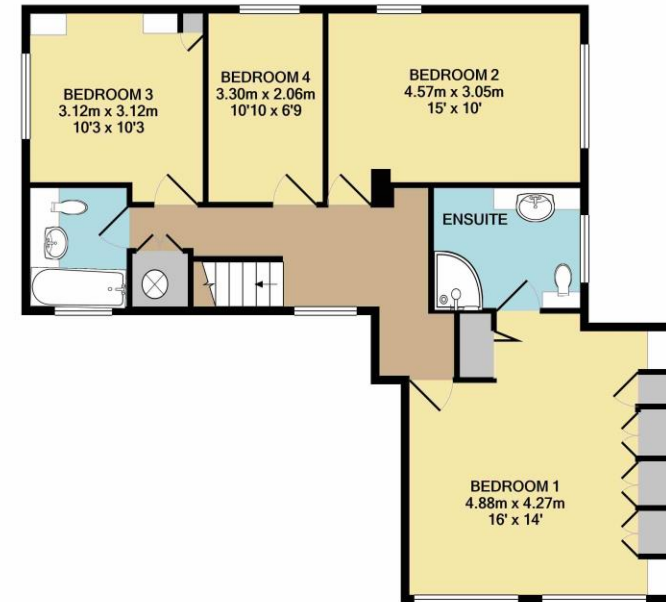
**To fully appreciate this property both internally and externally an internal inspection is highly recommended.**

**Estate Agents Act 1979 Declaration of Personal Interest – The owner is a relative of a director at Mark Revill & Co Limited.**





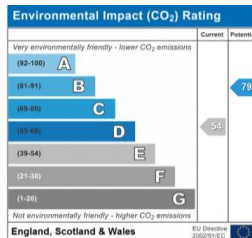
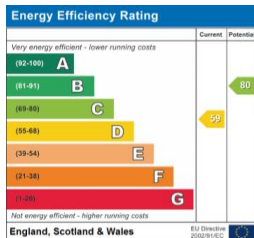
GROUND FLOOR  
APPROX. FLOOR  
AREA 100.9 SQ.M.  
(1086 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 74.3 SQ.M.  
(799 SQ.FT.)

TOTAL APPROX. FLOOR AREA 175.2 SQ.M. (1886 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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