



**13 Quarry Hill**  
Haywards Heath, RH16 1NG



**Mark Revill & Co**

# 13 Quarry Hill

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£790,000

This excellent detached family house is set in delightful gardens extending to two thirds of an acre in an idyllic sylvan setting. This splendid home has been extended on 2 floors and offers spacious accommodation, has the benefit of gas central heating and double glazing and incorporates 3/4 bedrooms, home office, bathroom, separate wc, a large open plan sitting and living room with open fireplace and picture windows overlooking the garden, separate dining room and an L shaped kitchen with utility area. There is an attached garage approached by a private drive and a particular feature of the property are the beautiful gardens backing onto Blunts Wood Nature Reserve arranged mainly as wide lawns interspersed with a variety of established trees and raised sun paved terrace. There is ample scope for a further extension to the rear or side subject to obtaining the usual planning consents.

Quarry Hill is a cul-de-sac lying immediately off Blunts Wood Road backing onto the nature reserve offering a delightful natural venue for woodland and countryside walking. Occupying a highly desirable established location just a short walk to the well regarded Harlands Primary School, Warden Park Secondary Academy (via Blunts Wood), Haywards Heath Sixth Form College and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure Centre, Waitrose and Sainsbury's superstores are close at hand and the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west providing a direct route to the motorway



network, Gatwick Airport is 12.8 miles to the north, the cosmopolitan city of Brighton and the coast is 15.6 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive.

## GROUND FLOOR

**Sitting and Living Room** 21'9" x 16'2" (6.63m x 4.93m) narrowing to 13'1" (4.01m).

**Sitting Room** 16'2" x 12'10" (4.93m x 3.91m) Large double glazed picture window overlooking the rear garden. Most attractive natural stone open fireplace and hearth. TV aerial point. Telephone point. Radiator. Parquet flooring. Wide opening to:

**Living Room** 13'1" x 8'11" (3.99m x 2.72m) Double glazed picture window. Radiator. Wood flooring. Opening to:

**Dining Room** 12' x 10' (3.66m x 3.05m) Double aspect enjoying outlook over the gardens. Double glazed window. Radiator. Indian stone tiled floor. Double glazed door flanked by double glazed windows to sun terrace and rear garden.

**Kitchen with Utility Area** 16'1" x 10'5" (4.90m x 3.18m) narrowing to 6'10" (2.08m)

**Kitchen** 10'2" x 6'9" (3.10m x 2.06m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboard and drawers under, recess for cooker with electric point, extractor hood over. Range of wall cupboards and shelf. Timber work surface with appliance space under with plumbing for washing machine and dishwasher. Recess with tiled floor. Double glazed window. Part tiled walls. Timber flooring.

**Utility Area** 10'4" x 5'11" (3.15m x 1.8m) Built-in storage cupboards. Radiator. Wood flooring. Opening to:

**Rear Porch** Double glazed door to outside.

## ENTRANCE FLOOR

**Entrance Conservatory** 10'7" x 7'4" (3.23m x 2.24m) Double glazed panelled front door. Double glazed on two sides with polycarbonate ceiling. Tiled floor. Glazed door to:

**Hall** Ample coat hanging space. Built-in coats cupboard, further built-in storage cupboard. Wall light point. Radiator. Parquet flooring. Stairs to ground and first floor.

**Bathroom** White suite comprising panelled bath with independent shower, glazed screen, pedestal basin with single lever mixer tap, close coupled wc. Useful shelf. Dual heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Electrically heated tiled floor.

## FIRST FLOOR

**Landing** High level double glazed window. Radiator.

**Bedroom 1** 13'2" x 8'11" (4.01m x 2.72m) Large built-in double wardrobe. Double glazed window. Radiator. Wide opening to:

**Dressing Room/Bedroom 4** 10'1" x 7' (3.07m x 2.13m) Double glazed window. Radiator.

**Note:** The dividing wall could easily be reinstated to create a separate bedroom if desired.

**Home Office** 9'9" x 7' (2.97m x 2.13m) Large built-in airing cupboard housing Glow-worm gas boiler and slatted shelving. High level double glazed window. Radiator. Door to:

**Bedroom 2** 12'11" plus wardrobes x 10'1" (3.94m x 3.07m) Double aspect with outlook over rear garden. One wall fitted with a range of wardrobes incorporating hanging rails and shelving. Basin with cupboard beneath, tiled splashback. Double glazed window. 2 radiators. Double glazed door flanked by 2 double glazed windows to **Juliet Balcony** wrought iron balustrade and enjoying lovely outlook over the gardens.

**Bedroom 3** 13'1" x 8'6" (3.99m x 2.59m) Built-in tall shelved cupboard. 2 double glazed windows. Radiator.

**Separate wc** Close coupled wc, counter mounted circular basin with single lever mixer tap, adjacent L shaped top, useful shelf. High level double glazed window. Wood effect laminate flooring.

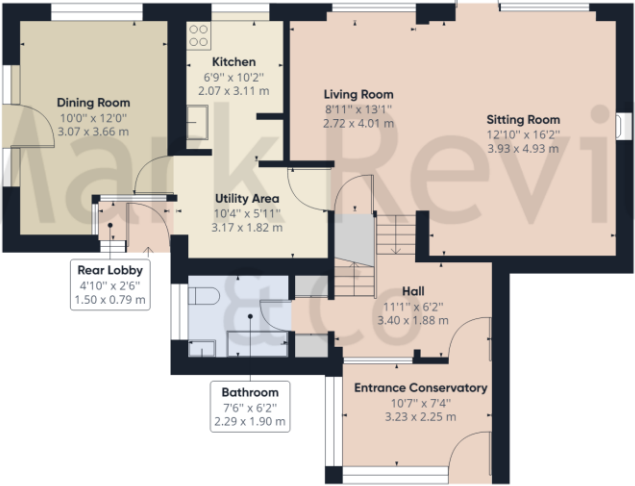
## OUTSIDE

**Attached Garage** 16'10" x 8'7" (5.13m x 8.7m) Up and over door. Light and power points.

## Private Drive

**Delightful Gardens Extending to Two Thirds of an Acre Backing onto Blunts Wood Nature Reserve.** Arranged to the side and rear of the house as extensive lawns interspersed with a wide variety of established trees including eucalyptus, blue spruce, apple, weeping pear, several evergreens, etc. Paved sun terrace adjoining the side of the house with adjacent raised herbaceous border and seating area with **timber shed** and steps to the front entrance. **Summerhouse** located to the far corner. The garden is fully enclosed with a timber fencing and a mixed hedge of beech offering shelter and seclusion.





Ground Floor



Floor 1

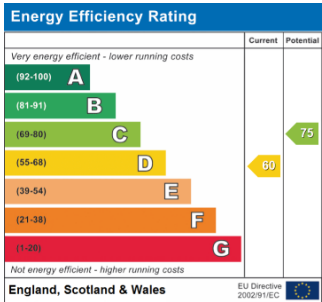
Approximate total area<sup>(1)</sup>

1610.26 ft<sup>2</sup>  
149.60 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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