



Cragside

9 Wythwood, Haywards Heath, RH16 4RD



Mark Revill & Co

Cragside
9 Wythwood, Haywards Heath, RH16 4RD

Guide Price £875,000

Cragside is a substantial detached family house with a self-contained two storey annexe set in lovely mature gardens extending to about half an acre enjoying a favoured south westerly aspect. The property offers exceptionally spacious and versatile accommodation arranged over two floors in need of updating and redecoration which could easily be remodelled to create a large five bedroom family home if desired. The property has the benefit of double glazed replacement windows, the main house has oil central heating and the annexe has gas central heating although they share the same electric supply. There is a double garage approached by a wide drive offering parking for 4 vehicles and a particular feature of the house is the delightful mature gardens arranged mainly as lawns planted with an abundance of mature trees and shrubs and incorporates a swimming pool and a large kitchen garden to the far end.

Wythwood is a small cul-de-sac lying immediately off Rookery Way in this much favoured established location on the south side of town within a short walking distance of a Sainsbury's Local and the Princess Royal Hospital. The town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants, there are several well regarded schools and colleges in the area catering for all age groups whilst the mainline railway station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 5.8 miles to the west via the recently opened bypass, Gatwick Airport is 14.7 miles to the north and the cosmopolitan city of Brighton and the coast is 13.5 miles to the south whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.



MAIN HOUSE - GROUND FLOOR

Entrance Lobby Glazed front door flanked by glazed panels.

Hall L shaped. Built-in storage cupboard, cupboard over, further under stairs cupboard. Radiator. Door to garage. Stairs to first floor.

Cloakroom Low level wc, inset basin with cupboard beneath. Double glazed window. Radiator. Half tiled walls.

Sitting Room 22'1" x 12'5" (6.73m x 3.78m) A fine double aspect room enjoying an outlook over the front and rear gardens. Decorative working fireplace with hearth flanked by display plinths. 2 arched niches with glass shelving. TV aerial point. 2 double glazed windows. 2 radiators. Double glazed door to rear sun terrace and garden.

Dining Room 10'11" x 9'10" (3.33m x 3.00m) Serving hatch to kitchen. Double glazed window. Radiator.

Kitchen 10'11" x 9'11" (3.33m x 3.02m) Inset stainless steel sink, cupboards and drawers under, adjacent worktop, space and plumbing for washing machine under. Further worktop, cupboards, drawers and appliance space beneath. Range of cupboards. Recess for cooker with electric point and extractor fan over. Double glazed window. Radiator. Double glazed door to:

Rear Porch Glazed on three sides with shelving and part glazed door to outside.

FIRST FLOOR

Landing Hatch to large loft space, ideally **suitable for conversion if desired**, subject to obtaining the usual building consents. Built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Radiator.

Bedroom 1 14'7" x 11' (4.45m x 3.35m) Enjoying a lovely outlook over the rear gardens. Range of fitted furniture comprising double and single corner wardrobe, adjacent chest of drawers and corner shelf unit, double bed recess flanked by bedside drawer units with corner display units over, adjacent wardrobe and range of high level cupboards. Double glazed window. Radiator.

En Suite Shower Room Fully tiled and glazed shower with Aqualisa fitment, pedestal basin, close coupled wc. Large built-in wardrobe with hanging rail and chest of drawers with floor to ceiling doors. Shaver point. Heated chromium towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

Bedroom 2 14'7" x 12'1" (4.45m x 3.68m) Double aspect. Range of fitted furniture comprising 2 double wardrobes, central dressing table unit and range of high level cupboards over. 2 wall light points. 2 double glazed windows. Radiator.

Bedroom 3 16'8" x 12'6" (5.08m x 3.81m) Double aspect. 2 double glazed windows. Radiator. Door to annexe.

Bedroom 4 12'5" x 8' (3.78m x 2.44m) Double aspect. 2 double glazed windows. Radiator.

Bathroom Coloured suite comprising bath with mixer tap and shower attachment, pedestal basin, close coupled wc. Wall cupboard with central mirror doors and shelf. Heated chromium towel warmer/radiator. Double glazed window. Fully tiled walls. Vinyl flooring.

ANNEXE - GROUND FLOOR

Own Entrance Glazed panelled front door to: **Lobby** Fitted L shaped worktop/shelf with shelving and Worcester gas boiler beneath. Space for freezer. Part glazed panelled door to: **Hall** Double glazed window. Vinyl flooring. Stairs to first floor.

Living Room 13'1" x 12'11" (3.99m x 3.94m) Double aspect. TV aerial point. 2 double glazed windows. Radiator.

Kitchen 8'3" x 8' (2.51m x 2.44m) Inset stainless steel sink with mixer tap, adjacent worktop, cupboards, drawers and appliance space with plumbing for washing machine beneath. Range of wall cupboards and glazed cabinets, fitted shelf. Matching worktop, cupboard, drawers and appliance space beneath. Built-in brushed steel electric oven, brushed steel 4 ring gas hob and extractor hood over. Further shelf. Wall cupboards. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Good size built-in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Double glazed window. Door to main house.

Bedroom 13'2" x 10'5" (4.01m x 3.18m) Double aspect. Built-in double wardrobe and deep storage cupboard. 2 double glazed windows. Radiator.

Bathroom White suite comprising bath with mixer tap, independent electric shower fitment over, pedestal basin, close coupled wc. Extractor fan. Heated chromium towel warmer/radiator. Double glazed window. Part tiled walls, fully tiled around bath. Cork tiled floor.

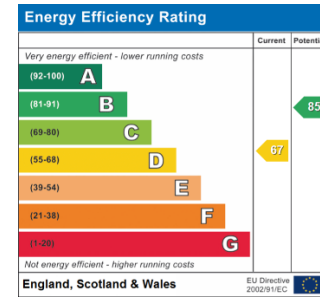
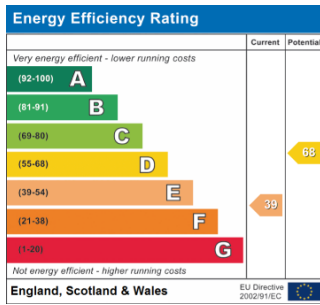
OUTSIDE

Integral Double Garage 16'1" x 16' (4.90m x 4.88m) 2 up and over doors. Light and power points. Grant oil fired boiler. **Wide driveway** offering parking for 3-4 vehicles.

Front Gardens Neatly arranged as lawn, borders planted with a variety of shrubs and small trees including palm and small monkey puzzle tree. Side access with gate to:

Beautiful South West Facing Rear Gardens Arranged with a wide paved sun terrace adjacent to the house, deep herbaceous beds containing a variety of mature azaleas, central steps to good size area of lawn enclosed by a variety of mature trees and shrubs including a fine copper beech, variety of rhododendrons, yew tree, bamboo, etc. and **timber shed**, all enclosed by a clipped beech and evergreen hedges with access to a further garden area incorporating a **swimming pool**, with paved surround, boiler (not connected) house and **timber shed**, all enclosed by mature trees including silver birch, hazel and a mixed clipped hedge of evergreen privet and beech. Large kitchen garden to the far end with several apple trees, soft fruit bushes including raspberries, acer, **greenhouse**. The gardens area fully enclosed with established hedges and trees providing shelter and seclusion. **The grounds extend to in all about 0.5 of an acre (0.2 hectares).**



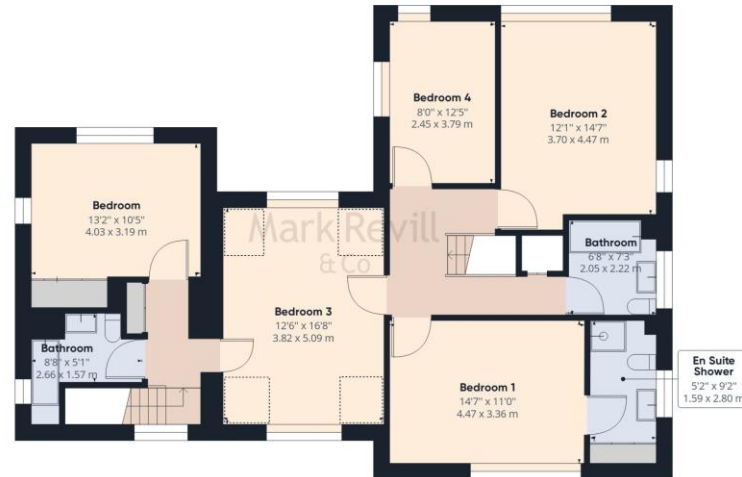


Approximate total area⁽¹⁾

2430.96 ft²
225.84 m²

Reduced headroom

49.70 ft²
4.62 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
haywardsheath@markrevill.com

