



1 Orchard Way
Haywards Heath, RH16 1UX



Mark Reville & Co

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Guide Price £950,000

This splendid detached house has been thoughtfully extended to create a truly delightful and exceptionally spacious family home which is situated in a highly desirable location just a short walk to Haywards Heath station and the well regarded Harlands Primary School. The bright and extremely well presented accommodation incorporates a fine double aspect sitting room with open fireplace, an open plan L shaped living and dining room with opening to a bespoke comprehensively fitted contemporary kitchen complete with appliances with adjacent utility room, home office, 4 bedrooms including a master suite fitted with a quality range of wardrobes, tall feature window with remote control blinds, dressing room and en suite bathroom plus a family shower room. There is an integral garage approached by a wide gravelled driveway offering parking for 5 vehicles and a particular feature is the delightful well tended rear garden extending to about 98 feet in length planted with a wide variety of shrubs and specimen trees and enjoying distant countryside views.

Orchard Way is a small cul-de-sac lying immediately off Fairfield Way in this much sought after established location just a few minutes' walk to the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the well regarded Harlands Primary School, Haywards Heath Sixth Form College, the Dolphin Leisure centre, Waitrose and Sainsbury's superstores. Haywards Heath town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies about 5 miles to the west offering a direct route to the motorway network, Gatwick Airport is about 12 miles to the north and the cosmopolitan city of Brighton and the coast is just over 15.7 miles to the south. There are a network of footpaths in the



immediate locality offering a range of local walks, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside pursuits.

GROUND FLOOR

Porch Half glazed panelled front door to: **Hall** Panelled dado. Radiator. Wood effect Karndean flooring. Stairs with decorative balustrade to first floor. Panel for intruder alarm.

Cloakroom Close coupled wc and basin with tiled splashback. Attractive double glazed stained glass port hole window. Radiator. Tiled flooring.

Sitting Room 16'4" x 14'5" (4.98m x 4.39m) A fine double aspect room with wide double glazed bay window overlooking the front garden. Most attractive open fireplace with decorative surround, polished stone insert and hearth. 2 wall light points. 2 further double glazed windows. Parquet flooring. 2 radiators.

Dining and Living Room 23'2" x 20' (7.06m x 6.10m) A splendid L shaped double aspect room. TV aerial point. Internet point. 2 radiators. 2 double glazed windows. Wood effect Karndean flooring. Ceiling downlighters. Double glazed doors to rear garden.

Home Office 11'4" x 8'9" (3.45m x 2.67m) Extensive range of fitted shelving to one wall. Double glazed window. Radiator.

Bespoke Kitchen/Breakfast Room 23'4" x 10'10" (7.11m x 3.30m) Comprehensively fitted (in 2019) with a quality range of contemporary handle less units with quartz work surface and upstands comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped work surface incorporating peninsula breakfast bar, numerous cupboards beneath. Built-in Siemens **electric double oven**, cupboard under and over. Range of wall cupboards. Matching long worktop incorporating **induction hob** with concealed extractor hood over, cupboards and drawers beneath. Range of further wall cupboards including shelved unit. Space for tall **fridge/freezer**, tall larder unit with deep drawers. Integrated **wine cooler** with shelved cupboard over. Worktop lighting. 2 vertical radiators. Ceiling downlighters. Wood effect Karndean flooring. Double glazed doors to rear garden.

Utility Room 11'3" x 8'6" (3.43m x 2.59m) Inset stainless steel sink with mixer tap, cupboards under, adjacent worktop, cupboards, drawers and appliance space with plumbing for washing machine and space for tumble dryer under. Range of wall cupboards and shelved unit. Double glazed window. Radiator. Vinyl flooring. Double glazed door to rear garden. Door to garage.

FIRST FLOOR

Landing Attractive natural timber decorative balustrade. Double glazed window. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Radiator. Hatch to partly boarded loft space with light and pull down ladder.

Bedroom 1 14'2" x 13'10" (4.32m x 4.22m) Feature tall double glazed picture window with remote controlled blinds enjoying a wonderful outlook over the rear garden and countryside beyond. One wall fitted with an excellent range of quality wardrobes (in 2020) incorporating hanging space and shelving. Hatch to second loft space. Radiator.

Dressing Area 8' x 5' (2.44m x 1.52m) Built-in double wardrobe with bi-fold panelled doors.

En Suite Bath/Shower Room White suite comprising bath, glazed shower cubicle with Mira fitment, pedestal basin, close coupled wc. Recessed drawer unit with shelf and high level cupboard over. Heated chromium ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Tiled floor.

Bedroom 2 12'1" x 11'3" (3.68m x 3.43m) Built-in triple wardrobe. Double glazed window. Radiator.

Bedroom 3 11'11" x 7'11" (3.63m x 2.41m) 2 double glazed windows. Radiator.

Bedroom 4 10'3" x 8'2" (3.12m x 2.49m) Built-in wardrobe. Double glazed window. Radiator.

Shower Room Glazed cubicle with Mira fitment, pedestal basin, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Fully tiled walls. Tiled floor.

OUTSIDE

Integral Garage 17'7" x 8'8" (5.36m x 2.64m) Up and over door. Light and power points. Wall mounted Ideal gas boiler.

Gravelled Drive Offering parking for 5 vehicles.

Long Front Garden About 56 feet (17.07m) in length. Arranged as well kept lawn with herbaceous border and bed planted with a variety of shrubs and trees including bamboo, azalea, evergreen with clipped laurel hedge to front boundary. Side access with gate to:

Delightful Rear Garden About 98 feet (29.87m) in length x 50 feet (15.24m) wide. Arranged with a wide semi-circular raised sun terrace adjacent to the house opening to a good size lawn with established rock garden, deep shaped herbaceous beds and borders planted with an abundance of flowers, shrubs and small trees including rhododendrons, azaleas, camellia, cherry trees, feature dawn redwood, etc. Central circular patio. **Greenhouse**. **Timber shed**. Tap. Outside light. The garden is fully enclosed by clipped hedges and timber fencing offering shelter and seclusion.





Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

2148.76 ft²
199.63 m²

Reduced headroom

32.63 ft²
3.03 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.

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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.

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