



Maygrove

31 Oathall Road, Haywards Heath, RH16 3EG



Mark Revill & Co

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31 Oathall Road, Haywards Heath, RH16 3EG

£875,000

This fine detached family house built in 1954 with later additions offers bright, spacious and well designed accommodation. The property has the benefit of gas central heating, double glazing, cavity wall insulation and solar panels generating electricity to a feed-in tariff. This splendid home incorporates 4 bedrooms (3 double), en suite shower room, bathroom, downstairs cloakroom, a fine double aspect sitting room, separate dining room, a double aspect family room/office with vaulted ceiling, a superb comprehensively fitted kitchen/breakfast room complete with appliances and a useful utility area. There is a detached garage approached by a long block paved drive with turning area and a particular feature of the property is the delightful west facing established gardens extending to about 72 feet in length arranged with a wide paved sun terrace, raised seating area and well tended lawn all enclosed by tall mature clipped hedges providing shelter and seclusion.

Situated in this sought after conservation area just a short walk to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), The Broadway with its array of restaurants and the town centre with its wide range of shops. There are several well regarded schools and colleges in the locality catering for all age groups, the Dolphin Leisure complex, Clair Park, Waitrose and Sainsbury's superstores are all within the immediate vicinity. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.4 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Recessed Porch Attractive hardwood panelled front door flanked by tall double glazed windows to:

Entrance Lobby Engineered oak flooring. Ceiling downlighters. Opening to:

Hall Good size understairs coats/store cupboard with light point and small window. 2 further understairs cupboards. Radiator. Engineered oak flooring. Staircase to first floor.

Cloakroom White suite comprising close coupled wc and pedestal basin with tiled splashback and adjacent shelf. Heated chromium ladder towel warmer/radiator. Ample coat hanging space. Wood effect vinyl flooring.

Sitting Room 18'11" x 13'11" (5.77m x 4.24m) A fine double aspect room with large double glazed angled window (replaced in 2022). Handsome polished stone fireplace and hearth with live flame coal effect gas fire. TV aerial point. 3 wall light points. 2 radiators.

Dining Room 14'6" x 9'11" (4.42m x 3.02m) Double aspect with double glazed bay window overlooking the rear garden. Radiator. Wood effect quality vinyl flooring. Double glazed door to outside.

Family Room/Office 16'2" x 10'8" (4.93m x 3.25m) Double aspect with vaulted ceiling, double glazed velux skylight and double glazed casement doors to rear garden. 5 wall light points. 2 radiators. Further double glazed window. Engineered oak flooring.

Kitchen/Breakfast Room 16'7" x 10'11" (5.05m x 3.33m) Comprehensively fitted with a quality range of shaker style units with silestone work surfaces and upstands comprising inset stainless steel bowl and a half sink with mixer tap. Extensive work surfaces with numerous cupboards and drawers beneath including magi-corner unit. Integrated Bosch **dishwasher**. Fitted Neff brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over flanked by wall cupboards. Built-in Bosch **electric double oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Wall cupboard housing Worcester Bosch combination boiler. Recessed unit with matching worktop, cupboards under, shelf over, adjacent tall shelved unit. Island unit with matching top/breakfast bar with cupboard and bin storage beneath. 2 double glazed windows. Radiator. Tiled effect Karndean flooring. Part glazed panelled door to:

Rear Lobby Gas meter.

Utility Area 12'3" x 7'6" (3.73m x 2.29m) Deep enamel sink. Plumbing for washing machine. Fitted worktop, cupboard beneath, wall cupboard over. Space for upright freezer, further storage cupboard. Electric wall heater. Quarry tiled floor. Double glazed doors to front and to rear.

FIRST FLOOR

Spacious Landing Built-in shelved linen cupboard. Hatch with pull down ladder to large part floor boarded loft space. Feature secondary double glazed stained glass tall window on half landing.

Bedroom 1 15'6" x 14' (4.72m x 4.27m) Double aspect. Triple and double wardrobe. 2 double glazed windows. Radiator. 2 wall light points. Ceiling downlighters.

En Suite Shower Room Fully tiled walls including decorative hand painted details. Glazed shower cubicle, basin with single lever mixer tap, cupboard beneath, close coupled wc. Wall mirror and strip light/shaver point over. Heated chromium ladder towel warmer/radiator. Double glazed window. Vinyl flooring.

Bedroom 2 12'7" x 11' (3.84m x 3.35m) Double aspect. 2 double wardrobes. 2 double glazed windows. Radiator.

Bedroom 3 11'11" x 9'11" (3.63m x 3.02m) Double aspect including angled window with deep sill. 2 double wardrobes. Radiator.

Bedroom 4 9'10" x 6'8" (3.00m x 2.03m) Range of fitted shelving. Double glazed window. Radiator.

Bathroom White suite comprising bath with traditional mixer tap and telephone style shower attachment, glazed screen, pedestal basin, close coupled wc. Wall mirror, wall strip light/shaver point over. Large decorative wall mirror set in decorative hand painted tiled surround. Double glazed window. Half tiled walls, fully tiled around bath. Vinyl flooring.

OUTSIDE

Detached Brick Built Garage 17'6" x 9'1" (5.33m x 2.77m) Up and over door. Light and power points. Rear door.

Private Block Paved Drive and Turning Area Offering parking for numerous vehicles. Outside lighting. Gate to rear garden.

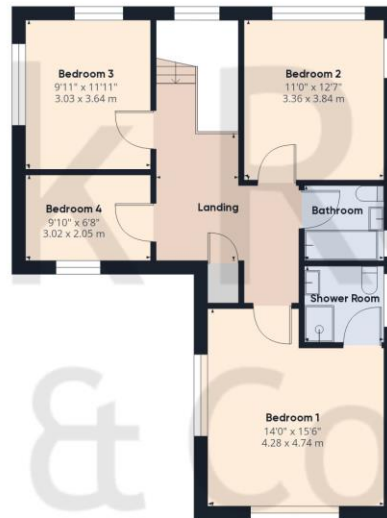
Front Garden Laid to lawn, deep herbaceous bed. The house is screened from the road by mature trees and shrubs including liquidambar, copper beech, variety of camellias and evergreen. Outside lighting.

Beautiful West Facing Rear Garden Extending to about 72 feet (21.95m) in length x 65 feet (19.81m) in width. Arranged with a wide paved sun terrace adjacent to the house with steps to a central raised seating area with brick retaining walls and rock garden with fish pond. Steps adjacent to the garage to a gravel pathway opening to a raised well tended lawn, productive kitchen garden, deep herbaceous beds and bushes. Water tap. Outside light. The garden is fully enclosed by established clipped laurel and hornbeam hedges offering shelter and seclusion.





Ground Floor



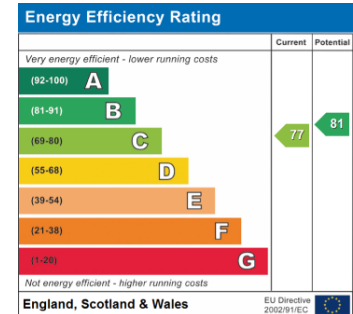
Floor 1



Approximate total area¹⁾

1872.45 ft²

173.96 m²



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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