



Woodsdale

Borde Hill Lane, Haywards Heath, RH16 1XP



Mark Reville & Co

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Guide Price £700,000

Woodsdale is a most attractive bay fronted Victorian semi detached house of character occupying a delightful rural location close to several footpaths offering beautiful countryside walks. This splendid home has been extended and tastefully renovated retaining many features synonymous of the era including several decorative cast iron fireplaces, sash windows, panelled internal doors, natural timber floors and a fine staircase. The property offers bright and extremely spacious accommodation arranged over three floors incorporating 4 bedrooms, including a large double bedroom with en suite bathroom on the top floor, a refitted stylish bathroom, a fine sitting room with wood burner, separate dining/living room, double glazed recreation room/conservatory, a well fitted kitchen and a downstairs wc. The property has the benefit of gas central heating, there is off road parking at the rear for 3-4 vehicles and the most attractive rear garden extends to about 64 feet in length arranged mainly as lawn with a good size paved sun terrace adjacent to the house. The house offers excellent scope for an extension to the side and rear subject to obtaining the usual planning consents.

Situated in this idyllic rural location, 2 miles north of Haywards Heath, opposite the beautiful Borde Hill Gardens which offers 200 acres of park and woodlands with views across the Sussex Weald. Haywards Heath has a wide range of shops, an array of restaurants, a modern leisure centre, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded



schools and colleges within the area catering for all age groups. Gatwick Airport is 11.7 miles to the north, Crawley is 10 miles distant, Horsham 12.3 miles and the cosmopolitan city of Brighton and the coast lies 16.4 miles to the south.

GROUND FLOOR

Recessed Porch Outside light. Attractive part glazed stained glass panelled front door.

Hall Meter cupboard. Telephone point. Radiator. Decorative tiled floor. Stairs to first floor.

Sitting Room 14' x 12' (4.27m x 3.66m) A fine room with wide sash bay window to front. Fireplace with solid oak mantle, slate hearth and cast iron wood burner. Recessed storage cupboard with open book/display shelving over. 2 radiators. Picture rail. Natural timber floor.

Living/Dining Room 13'5" x 11'6" (4.09m x 3.51m) With outlook over rear garden. Moulded fireplace surround with quarry tiled hearth. Recessed storage cupboard with open display shelving over. Understairs cupboard. Sash window. Radiator. Picture rail. Natural timber floor. Glazed panelled door to:

Recreation Room/Conservatory 12'9" x 11'3" (3.89m x 3.43m) Double glazed on three sides with lightweight vaulted roof with uPVC clad ceiling. TV aerial point. Radiator. Tiled floor. Double glazed casement doors to rear garden.

Kitchen 13'3" x 8'11" (4.04m x 2.72m) Double aspect. Comprehensively fitted with an attractive range of units comprising: inset enamel bowl and a half sink with mixer tap, adjacent work surface, cupboards, drawers and appliance space under with plumbing for washing machine and tumble dryer. Space for upright fridge/freezer. Tiled recess for cooker with gas point flanked by base cupboards. Further corner unit with cupboards and shelving, cupboard over. Range of wall cupboards. Wall mounted Worcester gas combination boiler. Window and double glazed sash window. Vinyl flooring. Door to outside.

Downstairs wc White suite comprising close coupled wc and basin, tiled splashback. Recessed shelving. Extractor fan. Vinyl flooring.

FIRST FLOOR

Landing Hatch to loft space. Dado rail. Radiator. Ceiling downlighters. Stairs to top floor.

Bedroom 1 15'11" x 11'5" (4.85m x 3.48m) Wide sash bay window to front with fitted window seat, further sash window. Original cast iron fireplace. Feature panelled wall. Telephone point. Radiator. Natural timber floor.

Bedroom 3 11'6" x 10'10" (3.51m x 3.30m) Built-in tall shelved storage cupboard. Recessed desk/dressing table top with open display shelving over. Sash window. TV aerial point. Radiator. Natural timber floor.

Bedroom 4 9'0" x 6'7" (2.74m x 2.01m) High level cupboard. Sash window. Radiator.

Bathroom Refitted with a contemporary white suite comprising P shaped bath with independent shower over with hand held and overhead fittings, glass screen, tiled surround, basin with single lever mixer tap, drawer beneath, wc with concealed cistern. 2 wall light points. Extractor fan. Half tiled walls. Wood effect vinyl flooring.

TOP FLOOR

Landing Recessed double wardrobe.

Bedroom 2 15'2" x 14'11" (4.62m x 4.55m) A splendid double aspect room with 2 double glazed sash windows and 2 double glazed velux windows. Door to large eaves storage. Built-in double wardrobe, cupboard over. Further eaves storage. Radiator with decorative cover.

En Suite Bathroom White suite comprising bath with traditional mixer tap and telephone style shower attachment, tiled surround, pedestal basin, close coupled wc. Radiator. Velux window. Painted timber clad dado. Vinyl flooring.

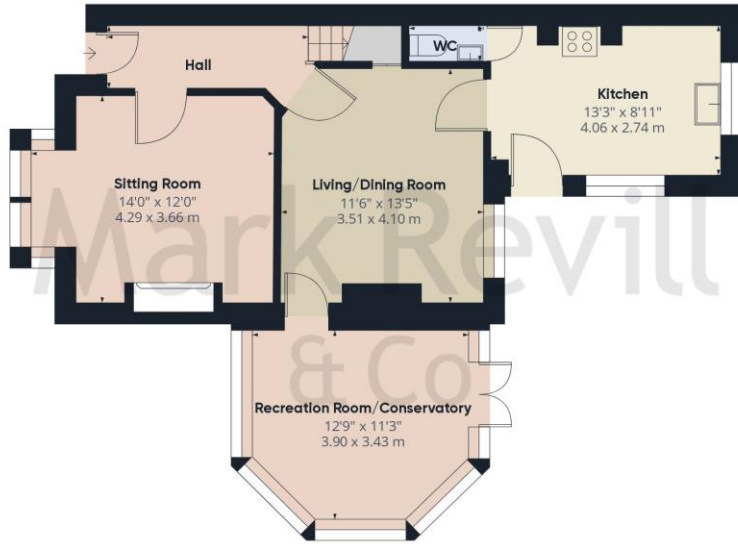
OUTSIDE

Front Garden About 46 feet (14.02m) in length. Arranged as lawn with stepping stone path. **Timber shed**. Fully enclosed by clipped beech, laurel and mixed hedges.

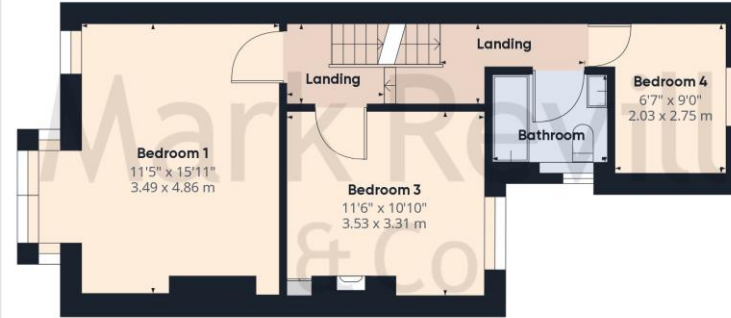
Parking Area at the Rear Offering space for 3-4 vehicles. Approached by a five-bar timber gate. Adjacent area with **shed**.

Attractive Rear Garden About 64 feet (19.51m) in length. Arranged with good size paved sun terrace adjacent to the house, level well kept lawn with corner shrub beds and curved paved path to parking area. The garden is fully enclosed by close boarded timber fencing.

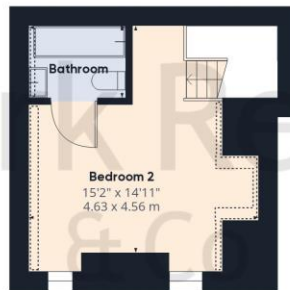




Ground Floor



Floor 1



Floor 2

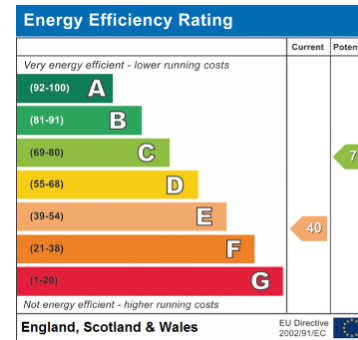


Approximate total area⁽¹⁾

1340.08 ft²
124.5 m²

Reduced headroom

18.41 ft²
1.71 m²



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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