



**66 Blunts Wood Road**  
Haywards Heath, RH16 1NB

■ ■ ■ Mark Revill & Co



# 66 Blunts Wood Road

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£975,000

This splendid detached family house occupies an idyllic location at the end of a quiet select cul-de-sac backing onto Blunts Wood Nature Reserve. This excellent home is set in delightful grounds extending to 0.28 of an acre arranged mainly as lawns with paved sun terraces and kitchen garden enjoying a favoured westerly aspect and a fabulous outlook over open fields. The bright, spacious and well presented accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite bathroom with shower to the main bedroom, a refitted shower room, downstairs cloakroom, a fine double aspect sitting room with handsome fireplace, a home office, separate dining room, a comprehensively fitted kitchen/breakfast room complete with appliances, utility room and a useful workroom. In addition, there is an integral garage with a remote controlled roller door approached by a wide block paved driveway offering parking for 5-6 vehicles.

Situated in this highly desirable location within walking distance of Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The property is within the catchment area of the well regarded Harlands Primary School, Warden Park Academy and close to the Sixth Form College whilst the Dolphin Leisure complex, Waitrose and Sainsbury's superstores are all within the immediate vicinity. The town centre is within easy reach offering a wide range of shops and an array of restaurants in The Broadway, 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 south coast is 16 miles to the south. There are golf courses at Haywards Heath, Lindfield, Cuckfield and Ditchling, water sports at Ardingly Reservoir, horse





racing at Plumpton and the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Entrance Lobby** Glazed double doors. Quarry tiled floor. Part glazed panelled hardwood front door to:

**Hall** Understairs cupboard. Deep built-in coats/storage cupboard with slatted shelf. Radiator with shelf over. Wooden flooring. Handsome staircase to first floor.

**Cloakroom** White suite comprising wc with concealed cistern, useful shelf over and pedestal basin. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

**Home Office** 14'8" x 7'10" (4.47m x 2.39m) Double aspect. Telephone point. 2 double glazed windows. Radiator.

**Sitting Room** 19'11" x 14' (6.07m x 4.27m) Enjoying a fabulous outlook over the garden and the adjacent Blunts Wood Nature Reserve. Handsome contemporary stone fireplace with live flame log effect gas fire. TV aerial point. 2 wall light points. Double glazed casement doors flanked by tall double glazed windows to rear terrace and garden.

**Dining Room** 12'8" x 9'5" (3.86m x 2.87m) Enjoying a lovely outlook over the rear garden and Blunts Wood Nature Reserve. Radiator. Double glazed casement doors flanked by tall double glazed windows to steps leading to the sun terrace.

**Kitchen/Breakfast Room** 12'8" x 11'7" (3.86m x 3.53m) Comprehensively fitted with an attractive range of units with granite work surfaces complete with Neff appliances comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and integrated **dishwasher** under. Fitted brushed steel **4 ring gas hob** with brushed steel extractor hood over. Range of tall wall units incorporating eye level **microwave oven** and Siemens **radio**. Built-in brushed steel **electric double oven**, cupboard under and over. Integrated **fridge**, drawers under, cupboards over. Tall double larder unit. Ceiling spot lights. Double glazing window. Radiator. Part tiled walls. Vinyl flooring with central motif. Glazed panelled door to:

**Utility Room** 10' x 8'8" (3.05m x 2.64m) Stainless steel sink, cupboards and drawer under, adjacent worktops, storage and appliance space with plumbing for washing machine beneath. Tall double storage cupboard, cupboard over, adjacent base unit with worktop, cupboards and drawers under. Tall wall cupboards. Fitted shelving. Double glazed window. Radiator. Vinyl flooring. Glazed door to:

**Rear Lobby** Steps to double glazed door to rear garden. Hatch to small loft space.

**Work Room** 7'10" x 6'9" (2.39m x 2.06m) 2 base units with worktop, cupboards and drawers, eye level cupboard. Ample space for freezer. Electric wall heater. Double glazed window.

## FIRST FLOOR

**Bedroom 1** 12'8" x 11'9" (3.86m x 3.58m) Enjoying a wonderful outlook over the garden and the adjacent Blunts Wood Nature Reserve. 2 built-in double wardrobes. TV aerial point. Double glazed window. Radiator. Archway to:

**En Suite Bathroom with Shower** Bath with single lever mixer tap, shower cubicle with waterproof panelled walls and glazed door, inset basin with single lever mixer tap, adjacent shelf, cupboard beneath, wc with concealed cistern, shelf over. Wall unit with central mirror and pelmet lighting flanked by cupboards.

Further base level cupboard. Heated chromium ladder towel warmer/radiator. Electric wall heater. Double glazed window. Fully tiled walls. Wood effect vinyl flooring.

**Bedroom 2** 12'8" x 9'5" (3.86m x 2.87m) Enjoying lovely outlook. Built-in double wardrobe. Double glazed window. Radiator.

**Landing** Approached by staircase with attractive wrought iron balustrade and hardwood handrail. Good size built-in slatted shelved airing cupboard housing Worcester hot water cylinder. Double glazed picture window. Radiator.

**Bedroom 3** 12'9" x 9'6" (3.89m x 2.90m) Built-in double wardrobe. Double glazed window. Radiator.

**Bedroom 4** 12'5" x 7'11" (3.78m x 2.41m) Built-in wardrobe with door to eaves storage. Double glazed window. Radiator.

**Shower Room** Refitted with contemporary white suite comprising large walk-in shower with waterproof panelled walls, Mira fitment with remote on/off button, glazed screen, wc with concealed cistern, shelf over, adjacent inset basin with single lever mixer tap, cupboard beneath. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Fully tiled walls. Tiled floor.

## OUTSIDE

**Integral Garage** 17'9" x 8'6" (5.41m x 2.59m) Remote controlled electrically operated roller door. Light and power points. Gas and electric meters. Wall mounted Viessmann gas boiler. Double glazed side door.

**Wide Block Paved Drive** Offering parking for 5-6 vehicles. Outside lights.

**Front Garden** Grass bank with curved herbaceous bed adjacent to the drive, further shrub beds. Block paved path to side access with wrought iron gate to:

**Delightful West Facing Rear Garden** About 108 feet (32.92m) in width x 54 feet (16.46m) in depth. Arranged with a block paved and natural stone paved sun terrace opening to a well tended lawn with deep herbaceous borders and planted with a variety of small trees with a mature laurel hedge at the far end. To the south side is a grass bank and further lawn with curved stepping stone path leading to a kitchen garden with 2 raised beds. **Greenhouse** and **summerhouse**. To the north side is a **timber shed**. The garden is fully enclosed with close boarded timber fencing with a tall mature mixed hedge to the southern boundary. Rear gate to Blunts Wood Nature Reserve. **The grounds extend in all about 0.28 of an acre.**



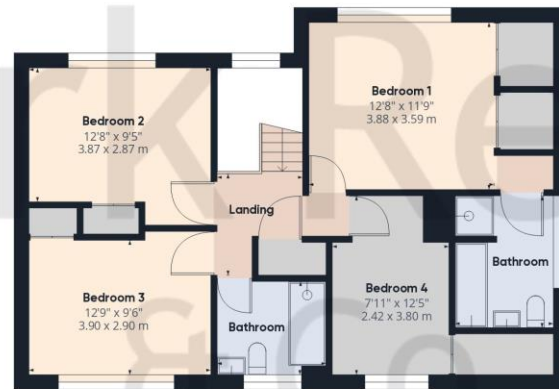


Ground Floor



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

1926.7 ft<sup>2</sup>  
179 m<sup>2</sup>



Floor 1

Energy Efficiency Rating

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

82

71

(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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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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