



For Sale: £1,000,000 Freehold
Theobalds Road, RH15

- Contemporary 5/6 Bedroom Detached Family Home
- 1.261 Acres Inc. Lake
- Master Suite Inc. Bathroom, Dressing Room & Walk In Wardrobe
- Outbuildings Inc. Double Garage, Games Room & Gym

Arington 

Arington are delighted to offer this contemporary 5/6 bedroom family home set in grounds exceeding 1.25 acres including a lake, with views from the house and gardens over fields to the South, and located within easy reach of Burgess Hill and Haywards Heath. The home offers a multitude of rooms with the ever sought after open plan kitchen / dining room with French doors and bi fold picture windows opening and looking out to the rear garden with its decked area perfect for al fresco dining alongside the swimming pool and hot tub, flowing off the kitchen / dining room is the living room with its stand out curved wall and central open fireplace, and not forgetting the master suite including an indulgent en-suite bathroom, dressing room, walk in wardrobe and Juliet balcony to the master bedroom and dressing room looking out over the gardens, hot tub and swimming pool to the lake beyond. With further outbuildings including a double garage, gym and games room a viewing is highly recommended to fully appreciate all this fantastic home has to offer. The property is located within easy reach of the London to Brighton main line train service. EPC: C.

Internal

Ground Floor Solid contemporary wood door with viewing window to...

Entrance Hall Window to the front and the side of the front door. Double doors to coat cupboard with its own window to the front and housing the fuse box. Dark slate tiled floor. Thermostatic controller. Radiator. Doors to Bathroom and Study / Bedroom. Leading to...

Bathroom Fitted with a white pedestal basin, low level WC and walk in shower with floor to ceiling glass shower screen. Dark slate tiled walls with contrasting light slate tiled floor. Stainless steel radiator. Extractor fan. Window to the front.

Study / Bedroom Feature curved wall. Solid Oak wood flooring. Window to the front. Radiator.

Kitchen / Dining Room The kitchen / dining room is without doubt the heart of the home in this family house with a fully fitted kitchen to one side with central island (housing the important wine cooler) and dining area to the other with bi fold picture windows and French doors opening out to the garden. The kitchen and central island are fitted with a range of cream gloss wall and floor units fitted with granite worktops and upstands. The cooking is completed by a 'Stoves' 5-point range cooker with two ovens and two warming trays with stainless steel extractor over. Fitted into the Granite worktop are two circular stainless steel sinks and fitted into the units are a fridge / freezer, dishwasher and wine cooler. Dark slate tiled floor. Spot lighting. Radiators. Under stairs cupboard. Door to utility room. The kitchen flows into...

Utility Room With a door to the garden the utility room is perfect place for kicking off those muddy boots and clothes with space and plumbing for a washing machine and tumble dryer. Cupboard housing the boiler.

Living room A central open fireplace with stainless steel surround takes pride of place in this modern living room with feature curved in ner wall, solid oak wood flooring, spot lighting, granite effect radiators and French doors and windows on two sides to the gardens. Stairs to the first floor with sky light over. Door to...

Playroom / Bedroom Feature curved wall. Window to the garden. Radiator.

First Floor

Landing Stairs from the ground floor with sky light over. loft hatch. Doors to...

Master Bedroom Double doors open into the master suite, the first room being the master bedroom with Juliet balcony and window looking out over the gardens to lake beyond. Spot lighting. Doors lead off the master bedroom to...

En Suite Bathroom An indulgent master en suite fitted with a modern white suite consisting of a freestanding bath, low level WC, wall hung basin on Oak base and walk in shower with glass shower screen. Dark slate tiled floor and part tiled walls. Spot lighting. Windows to the front.

Dressing Room Dressing room to the master bedroom with Juliet balcony and window looking out over the gardens and lake beyond. Sky lights. Radiator. Eaves cupboard. Door to...

Walk in wardrobe Fitted with a range of hanging rails, drawers and shelving. Door to the landing.

Bedroom Juliet balcony with window looking out over the garden and fields beyond. Radiator. Eaves cupboard. Sky lights.

Bedroom Juliet balcony with window looking out over the garden and fields beyond. Radiator. Eaves cupboard.

Bathroom Fitted with a white suite consisting of a low level WC, vanity unit with basin and shower cubicle. Radiator. Extractor. Part tiled walls. Tiled floor.

External

Gardens Mature gardens wrap around the home extending in all to over 1.25 acres with a large lake. Mainly laid to lawn with mature shrub borders and beds. A decked area adjoins the rear of the home providing a seating area for al fresco dining alongside the swimming pool and hot tub. To the front is a driveway providing parking for multiple vehicles leading to a double garage, gym and games room.

Double Garage The garage is currently being used as part office / part workshop with partition walls. Up and over door to the front, doors to both sides and window. Power and light.

Gym The gym has French doors and windows the length of one side looking out to the lake. Power and light.

Cabin / Games Room French doors to the front and rear looking out to the lake. Windows to all sides. Fitted bar. Power and light.



Room Details

Ground Floor

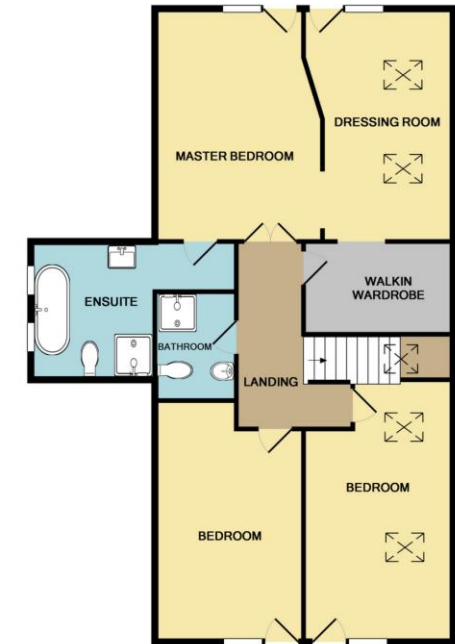
Bathroom	10'4" x 6'6" (3.15m x 1.98m)
Study / Bedroom	10'11" max x 9'9" max (3.33m max x 2.97m max)
Kitchen / Dining Room	21'1" x 18'5" (6.43m x 5.61m)
Living room	18'1" x 14'2" (5.51m x 4.32m)
Playroom / Bedroom	11'2" x 10'10" (3.40m max x 3.30m max)

First Floor

Master Bedroom	16'0" x 11'6" max (4.88m x 3.51m max)
En Suite Bathroom	9'10" x 9'3" (3.00m x 2.82m)
Dressing Room	16'0" x 8'11" (4.88m x 2.72m)
Walk in wardrobe	8'5" x 5'2" (2.57m x 1.57m)
Bedroom	18'7" max x 10'3" max (5.66m max x 3.12m max)
Bedroom	16'7" max x 10'2" max (5.05m max x 3.10m max)
Bathroom	6'3" x 5'8" (1.91m x 1.73m)

External

Double Garage	17'0" x 15'8" (5.18m x 4.78m)
Gym	19'1" x 9'4" (5.82m x 2.84m)
Cabin / Games Room	19'1" x 12'7" (5.82m x 3.84m)



GROUND FLOOR
APPROX. FLOOR
AREA 1189 SQ.FT.
(110.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2178 SQ.FT. (202.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 989 SQ.FT.
(91.8 SQ.M.)

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

