



Oakdown

7 The Droveaway, Haywards Heath, West Sussex. RH16 1LL



Mark Revall & Co

Oakdown, 7 The Droveway, Haywards Heath, West Sussex. RH16 1LL

£975,000

This exceptional detached family residence built about 30 years ago to a high specification by Sunley Homes offers bright, extremely spacious and well designed accommodation. The property incorporates 5 bedrooms, 2 en suite shower rooms, a recently refitted family bathroom together with a large recreation room/cinema on the first floor, there is a fine sitting room with handsome inglenook, doors opening to a dining room, study, good size comprehensively fitted kitchen/breakfast room, utility room and downstairs cloakroom. The property has the benefit of gas central heating and double glazing and offers excellent scope to create a first floor teenage/granny suite if desired. There is an integral double garage approached by a wide block paved drive and the delightful south west facing rear garden extends to about 74 feet in width x 50 feet in depth arranged mainly as lawn with a wide paved sun terrace and raised patio, well stocked herbaceous borders containing an abundance of flowering plants, shrubs and small trees.

Situated towards the end of this highly desirable select cul-de-sac lying immediately off Lucastes Lane just a short walk from Haywards Heath mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several highly regarded schools both private and public in the locality including Harlands primary and Warden Park, whilst Ardingly College, Burgess Hill School for Girls, Cumnor House School and Great Walstead are all within easy reach. The Dolphin Leisure complex, Sainsbury's and Waitrose supermarkets are close by and the town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.4 miles to the north and the cosmopolitan city of Brighton and the coast is 15.4 miles to the south. There are golf courses at Haywards Heath, Lindfield and Ditchling, water sports at Ardingly



Reservoir, horse racing at Plumpton, show jumping at Hickstead whilst the South Downs National Park and Ashdown Forest are both within a short drive offering a beautiful natural venue for countryside walking.

GROUND FLOOR

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

Spacious Hall Useful understairs recess. Large built-in coats/storage cupboard. Telephone point. Radiator. Handsome staircase with decorative timber balustrade to first floor.

Cloakroom Low level wc with concealed cistern, corian top incorporating bowl with single lever mixer tap, tiled splashback. Extractor fan. Heated chromium ladder towel warmer. Vinyl flooring.

Study 10'1" x 8'1" (3.07m x 2.46m) Telephone/Internet point. Double glazed window. Radiator.

Sitting Room 19'2" plus bay x 14'3" (5.84m x 4.34m) Fine red brick inglenook flanked by double glazed window with quarry tiled hearth, fitted live flame log effect gas fire, copper hood and oak bressumer with display shelf over. 2 wall light points. TV aerial point. Wide double glazed bay window to front. 2 radiators. Glazed panelled doors.

Dining Room 13'7" x 10'11" (4.14m x 3.33m) Double aspect. Double glazed window. Radiator. Double glazed sliding door to rear garden.

Kitchen/Breakfast Room 20'8" x 10'11" (6.30m x 3.33m) Comprehensively fitted with an attractive range of units complete with Bosch appliances comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surfaces extended to form peninsula unit, cupboards including magi corner and sliding wire basket units, drawers and integrated dishwasher beneath. Built-in **electric double oven**, cupboard under and over, fitted **4 ring hob** with extractor hood over, cupboard over flanked by wall cupboards, further wall cupboards. Matching L shaped work surface, cupboards, drawers and shelving under. Glazed wall units. 2 double glazed windows. Telephone point. Radiator. Part tiled walls. Tiled effect vinyl flooring. Double glazed sliding door to rear garden.

Utility Room 11' x 5'2" (3.35m x 1.57m) Inset stainless steel sink with mixer tap, adjacent work surface, cupboard and ample appliance space under with plumbing for washing machine. Tall storage cupboard. Range of wall cupboards. Radiator. Part tiled walls. Tiled floor. Glazed fire door to garage.

FIRST FLOOR

Landing Hatch with pull down ladder to insulated and floor boarded loft space with light, power point and aerial amplifier. Built-in airing cupboard housing unvented sealed hot water cylinder and slatted shelving.

Bedroom 1 14'4" x 11'3" (4.37m x 3.43m) plus 5'3" (1.60m) door recess. Large built-in double wardrobe with bi-fold panelled doors, further built-in double wardrobe with bi-fold panelled doors. Telephone point. Double glazed window. Radiator. Door to:

En Suite Shower Room Refitted with large walk-in shower with curved glazed screen, inset basin with single lever mixer tap, adjacent top, cupboards and drawers under, low level with concealed cistern. Heated chromium ladder towel warmer/radiator. Wall unit with central mirrored cabinet flanked by cupboards, pelmet over incorporating downlighters. Double glazed window. Partly tiled walls. Tiled floor.

Bedroom 2 13'1" x 10'11" (3.99m x 3.33m) plus door recess. Built-in double wardrobe with bi-fold panelled doors. 2 double glazed windows. Eaves storage. Door to recreation room.

En Suite Shower Room Fully tiled walls. Glazed shower, inset basin with single lever mixer tap, cupboards under, adjacent top, low level wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Shaver point. Fully tiled walls. Tiled floor.

Recreation Room/Cinema 16'10" x 12'0" (5.13m x 3.66m) Double aspect with part sloping ceiling on either side incorporating 2 double glazed dormer windows to front and double glazed velux window to the rear. Range of fitted open book/display shelving. TV aerial point. Radiator.

Bedroom 3 11' x 11' (3.35m x 3.35m) plus recess. Built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 4 11' into recess x 9'7" (3.35m x 2.92m) Built-in double wardrobe with bi-fold panelled doors. Double glazed window. Radiator.

Bedroom 5 10'7" x 7'8" (3.23m x 2.34m) Fitted open book/display shelving. Double glazed window. Radiator.

Luxury Family Bathroom Recently refitted with white suite comprising bath with mixer tap, independent shower over, close coupled wc, inset basin with mixer tap, flanked by top with cupboard, drawers and shelving beneath. Wall light point. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

OUTSIDE

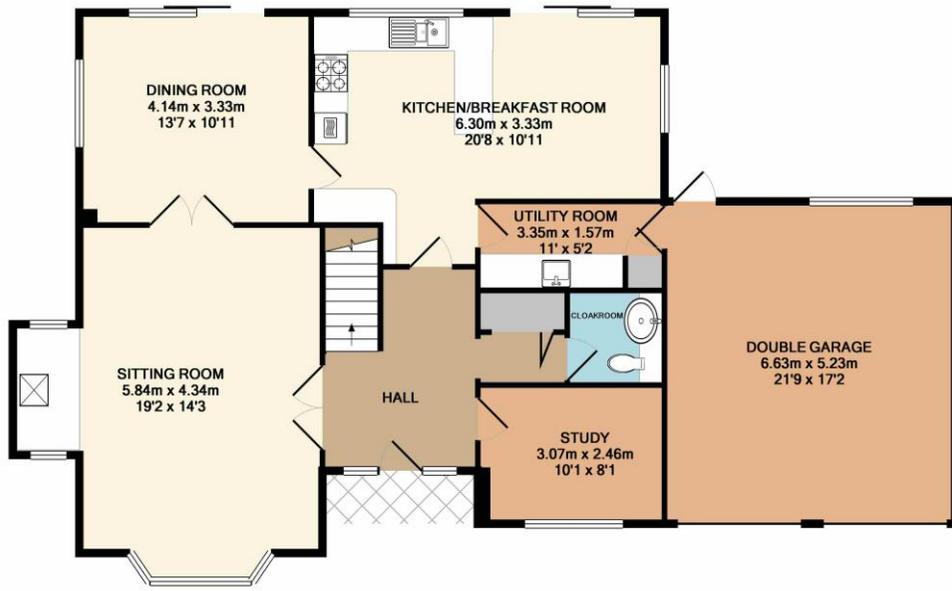
Integral Double Garage 21'9" x 17'2" (6.63m x 5.23m) 2 electronically operated roller doors. Light and power points. Interlocking garage floor tiles. Gas and electric meters. Rear door to garden. Door to utility room.

Double Width Block Paved Drive Offering parking for 4 vehicles.

Front Garden Neatly laid to lawn with herbaceous borders containing a variety of shrubs and flowers including roses, magnolia and climbing plants including clematis.

Lovely South West Facing Rear Garden About 74 feet wide x 50 feet deep (22.56m x 15.24m). Arranged mainly as well tended lawn with central pair of hornbeam trees, wide paved sun terrace adjacent to the house with steps at one end to a raised paved patio and path to a **summerhouse**, herbaceous borders containing a variety of established shrubs and small trees including acers, rhododendrons, roses, hebes, heathers, azaleas, further bed adjacent to the patio planted with geraniums, hydrangea, climbing hydrangea, mature climbers including hydrangea and two wisteria. The garden is fully enclosed by close boarded fencing.





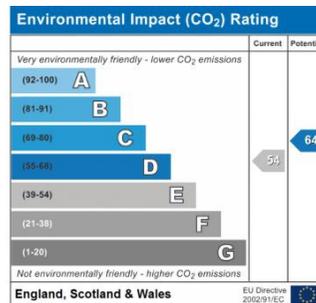
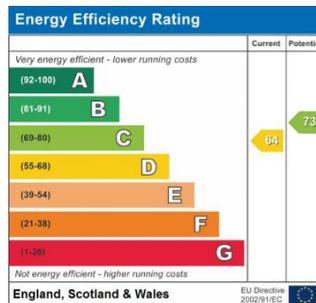
GROUND FLOOR
APPROX. FLOOR AREA 127.9 SQ.M. (1377 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA 110.2 SQ.M. (1187 SQ.FT.)

TOTAL APPROX. FLOOR AREA 238.1 SQ.M. (2563 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. Made with Metropix (2020)



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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