



**SPACIOUS AND WELL-PRESENTED SIX BEDROOM FAMILY HOME  
IN A SOUGHT-AFTER PRIVATE ROAD**

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LINDENS HOUSE, HAYWARDS HEATH, WEST SUSSEX





## SPACIOUS AND WELL-PRESENTED SIX BEDROOM FAMILY HOME IN A SOUGHT-AFTER PRIVATE ROAD

LINDENS HOUSE, 15 BIRCHEN LANE, HAYWARDS  
HEATH, WEST SUSSEX, RH16 1RY

Entrance hall ♦ Drawing room ♦ Dining room ♦ Kitchen  
♦ Breakfast/family room ♦ Study ♦ Playroom ♦ Utility room  
♦ Gym/bedroom 6 ♦ Ground floor shower room ♦ Cloakroom  
♦ Master bedroom with en suite bathroom & balcony ♦ 4 further  
bedrooms (1 en suite, 1 with dressing room) ♦ WC ♦ Garden &  
terrace ♦ Off street parking ♦ Garage ♦ Workshop ♦ About 0.55  
of an acre ♦ EPC rating - D

### Description

Lindens House is a substantial and well-presented six bedroom detached family house, with brick elevations under a tiled roof. The property offers 3,382 sq ft of generously proportioned accommodation arranged over two floors and is ideally suited to modern family life.

There is a good flow from the entrance hall to the principal reception rooms, creating an excellent space for formal entertaining; the drawing room has two sets of French doors to the south-facing sandstone terrace and garden, and the dining room has a working open fireplace.

The well-equipped kitchen is open to the breakfast/family room and, together with the separate play room, offers an excellent space for day to day family life.

The ground floor bedroom, currently used as a gym, and shower room can be accessed from the side entrance and would be well-suited for guest or staff accommodation. A study, utility room and cloakroom complete the ground floor.

The master bedroom has an en suite bathroom, and a door opening to a good-sized balcony with views stretching the length of the garden. There are four further bedrooms, one with an en suite bathroom and one with a dressing room, a family bathroom and a WC situated on the first floor.

Please refer to the floorplans which give an excellent overview of the full extent and layout of the accommodation.

### Outside

The property is approached from Birchen Lane via a short gravelled driveway ahead of the house and double garaging, providing space for parking. There is a lean-to storage/workshop to the east of the house, to the west is a path to the side entrance and a gate to the rear garden.





The fully enclosed south-facing rear garden is a particular feature of the property, extending in all to about half an acre. There is a gate in the southern boundary opening to a footpath leading to Birchen Field.

**Situation:** Lindens House is situated in a private road on the desirable north side of Haywards Heath, almost equidistant between Lindfield's picturesque, tree-lined village High Street and the mainline railway station in Haywards Heath.

Haywards Heath is positioned in the heart of Mid Sussex, close to the South Downs and the coast, and provides an excellent range of local amenities, with comprehensive shopping available at Brighton (15.1 miles), Crawley (12 miles) and Tunbridge Wells (21 miles).

Transport links are good; Haywards Heath mainline railway station is just under a mile distant and offers services to London Bridge/Victoria from 42 minutes. The A23/M23 is easily accessible to the west, connecting to Gatwick airport (13 miles) and the national motorway network.

There are many highly regarded schools in the area, both state and private, including Harlands Primary School, Oathall Community College, Warden Park Academy, Great Walstead, Cumnor House, Burgess Hill School for Girls, Hurstpierpoint College and Ardingly College.

**Directions:** From the centre of Haywards Heath, take the B2028 north down Perrymount Road and head straight over the roundabout into Mill Green Road. At the T-junction turn right, and upon reaching the mini-roundabout, turn left (signposted Ardingly). Birchen Lane is the first turning on the left.

**Outgoings:** Mid Sussex District Council, 01444 458166. Council tax band G.

**Tenure:** Freehold

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills





Lindens House, Haywards Heath

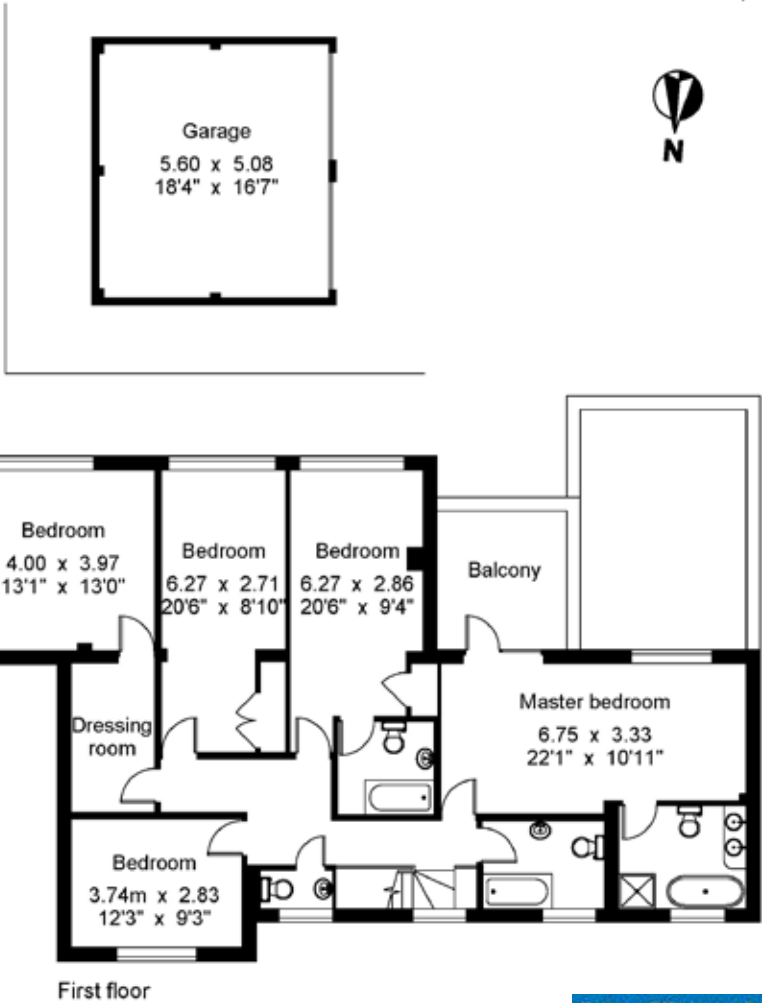
Gross internal area (approx.)

House - 314.2 sq m (3382 sq ft)

Garage - 28.4 sq m (305 sq ft)

For identification only - Not to scale

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