



SKYFALL, 6 OLDFIELD DRIVE

HAYWARDS HEATH, WEST SUSSEX

savills

STYLISH MODERN FAMILY HOME SET IN A GATED PRIVATE CLOSE WITH LANDSCAPED GARDENS ADJOINING MEADOWLAND

'SKYFALL', 6 OLDFIELD DRIVE,
HAYWARDS HEATH, WEST SUSSEX, RH17 7TF

Entrance hall ♦ sitting room ♦ kitchen / dining / family room ♦ study
♦ utility room ♦ cloakroom ♦ master bedroom with en suite shower
room ♦ guest bedroom with en suite shower room ♦ 3 further
bedrooms (1 en suite) ♦ family bathroom ♦ detached double garage
♦ landscaped garden ♦ EPC rating B

Description

6 Oldfield Drive, also known as Skyfall, is a superbly appointed and stylishly presented modern family home, built by CALA Homes in 2016 and set in a select gated private close on the edge of Haywards Heath.

The house is attractively characterised in a traditional style with a red brick double-fronted façade, an arched porch and stone window dressings, and is finished to a particularly high specification throughout with features including a newly re-fitted bespoke kitchen, double glazed timber-framed windows, high ceilings, underfloor heating to the ground and first floors, a satellite/freeview television distribution (loop) system, and walnut internal doors with chrome door furniture.

The spacious and well-proportioned accommodation is arranged over three floors and extends to over 2,550 square feet, the full extent of which can be viewed on the floor plan. There are however, a number of rooms worthy of further note:

The dual-aspect sitting room is south-facing and is a lovely light and bright room, featuring a slate fireplace with limestone surround and inset woodburner. Double doors open from the entrance hall to the stylish kitchen, dining and family room which extends across the rear of the house and has French doors opening to the garden. The kitchen has been beautifully re-fitted with a range of light grey shaker-style units by Hamilton Stone, complemented by Orion quartz worktops and splashbacks, and a number of integrated appliances; there is space for a range oven.

A study, utility room and cloakroom with WC complete the ground floor accommodation.

There are four bedrooms on the first floor, including the master suite which comprises a bedroom with range of built-in wardrobes with mirrored sliding doors, and an en suite shower room with suite including a large shower cubicle and twin basins. There is one further en suite bedroom on the first floor; the two other bedrooms share a spacious family bathroom. The generous guest bedroom suite is on the second floor, together with a further en suite and a useful store room.



Outside

Skyfall is set in a gated area of Oldfield Drive with just six other properties. The private driveway and detached double garage lie to the side of the house; there is an area of hedge-enclosed front garden with gated access to the rear.

The enclosed and private rear garden has been attractively landscaped to create a number of seating areas from which to enjoy the views over the adjoining meadow. Extending across the width of the garden is a part-stone, part-decked terrace edged by raised borders with an ornamental pond and timber stanchions in place to support a sail shade; to the east of the house is a further decked seating area. Steps descend from the terrace to an artificial lawn, bounded to the north by post and rail fencing.

Agent's Note: Oldfield Drive Management Company exists to manage the private road and common areas. It is currently under the management of CALA Homes, but is due to be transferred to the residents during 2019. The annual service charge is under review; it is currently £872.60 p/a.

Situation

Skyfall is situated in a prestigious location on the eastern outskirts of Haywards Heath, within easy reach of the town centre, hospital, mainline railway station and the picturesque village of Lindfield.

Oldfield Drive is ideally located for accessing the surrounding countryside including the South Downs National Park; Mid Sussex offers a wealth of leisure and cultural activities.

Haywards Heath has a good range of shops, restaurants and a leisure centre, meeting day to day needs; comprehensive shopping and entertainment is found at Lewes (11 miles), Brighton (14 miles) and Crawley (14 miles).

The area offers excellent transport links; Haywards Heath mainline rail station is 2 miles distant with regular services to London Bridge/Victoria, journey time from 42 minutes.

To the west, the A272 joins with the A23/M23. Gatwick airport 14.7 miles, M25 (junction 7) 26 miles; central London 45 miles. There are many highly regarded state and private schools in the local area.

Directions: Please note: for SatNav use postcode RH17 7TA. From Haywards Heath, take the B2272 east and join the A272 eastbound; Oldfield Drive is on the left hand side after Snowdrop Lane. Skyfall is the second house on the right after passing through the electric gates.

Services: Gas fired central heating: underfloor to the ground and first floors; to radiators on the second floor. All mains services.

Outgoings: Mid Sussex District Council, 01444 458166. 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 on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



FLOORPLANS

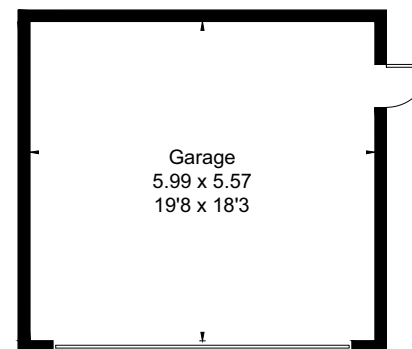
Approximate IPMS2 Floor Area = 237.7 sq m / 2559 sq ft

Garage = 33.3 sq m / 358 sq ft

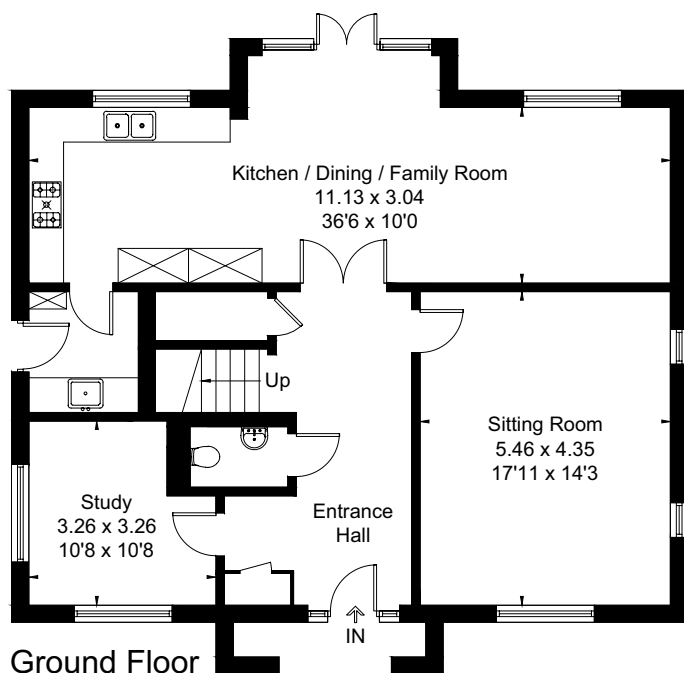
Limited Use Area = 11.9 sq m / 128 sq ft

Total = 282.9 sq m / 3045 sq ft

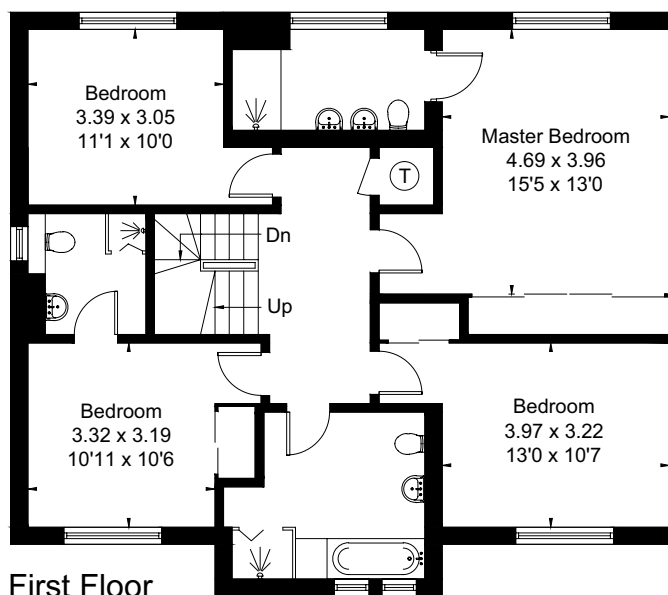
= Reduced head height below 1.5m



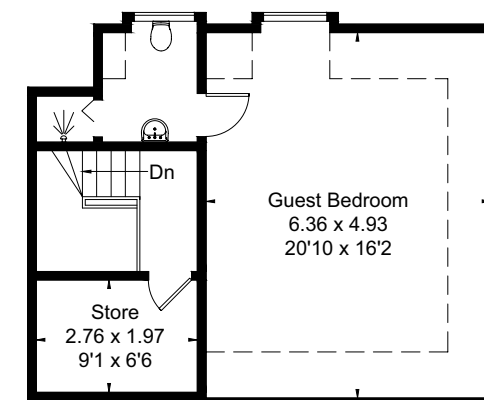
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Second Floor

Savills Haywards Heath

Chelsea House, 8-14 The Broadway,

Haywards Heath, RH16 3AH

haywardsheath@savills.com

01444 446000

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		