



## Stylish modern family home in a gated private drive

**Skyfall, 6 Oldfield Drive, Haywards Heath, West Sussex RH17 7TF**

Freehold







Entrance hall • sitting room • kitchen / dining / family room • study • utility room • cloakroom • principal 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

### About this property

6 Oldfield Drive, also known as Skyfall, is a substantial family home set in a gated private drive on the edge of Haywards Heath and Lindfield.

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 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.

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 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 with

views over open countryside.

The kitchen has been beautifully re-fitted with a range of light grey shaker-style units by Hamilton Stone, complemented by quartz worktops and splashbacks, a number of integrated appliances and a Rangemaster range cooker.

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

There are four bedrooms on the first floor, including the principal 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 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, extending to 90', has been professionally landscaped, featuring an architectural planting scheme and a number of seating areas from which to enjoy the views over the adjoining meadow and beyond. 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 by post and rail fencing leading to a further seating area with stanchions for a hammock.

#### Agent's Note

Oldfield Drive Management Company exists to manage the private road and common areas. The annual service charge is circa £900.00 p/a.

#### Local Information

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.

#### Energy Performance

A copy of the full energy performance certificate is available on request.

#### Viewing

Strictly by appointment with Savills on 01444 446000.









Skyfall, 6 Oldfield Drive, Haywards Heath, West Sussex, RH17 7TF

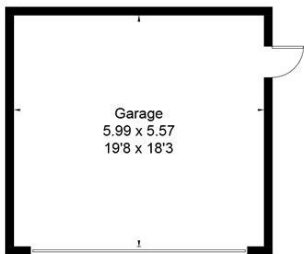


savills

savills.co.uk

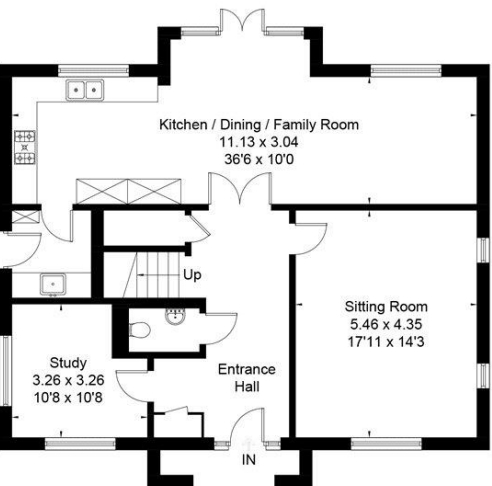
**Rohan Vines**  
Haywards Heath  
**01444 446 000**  
rvines@savills.com

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**  
For identification only. Not to scale.  
© Fourwalls Group

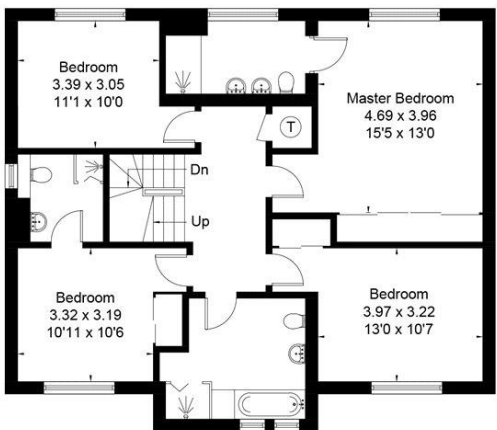


(Not Shown In Actual  
Location / Orientation)

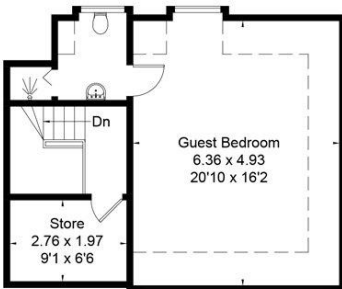
□ = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200730JRCK. Photographs taken: March 2019 and July 2020.

