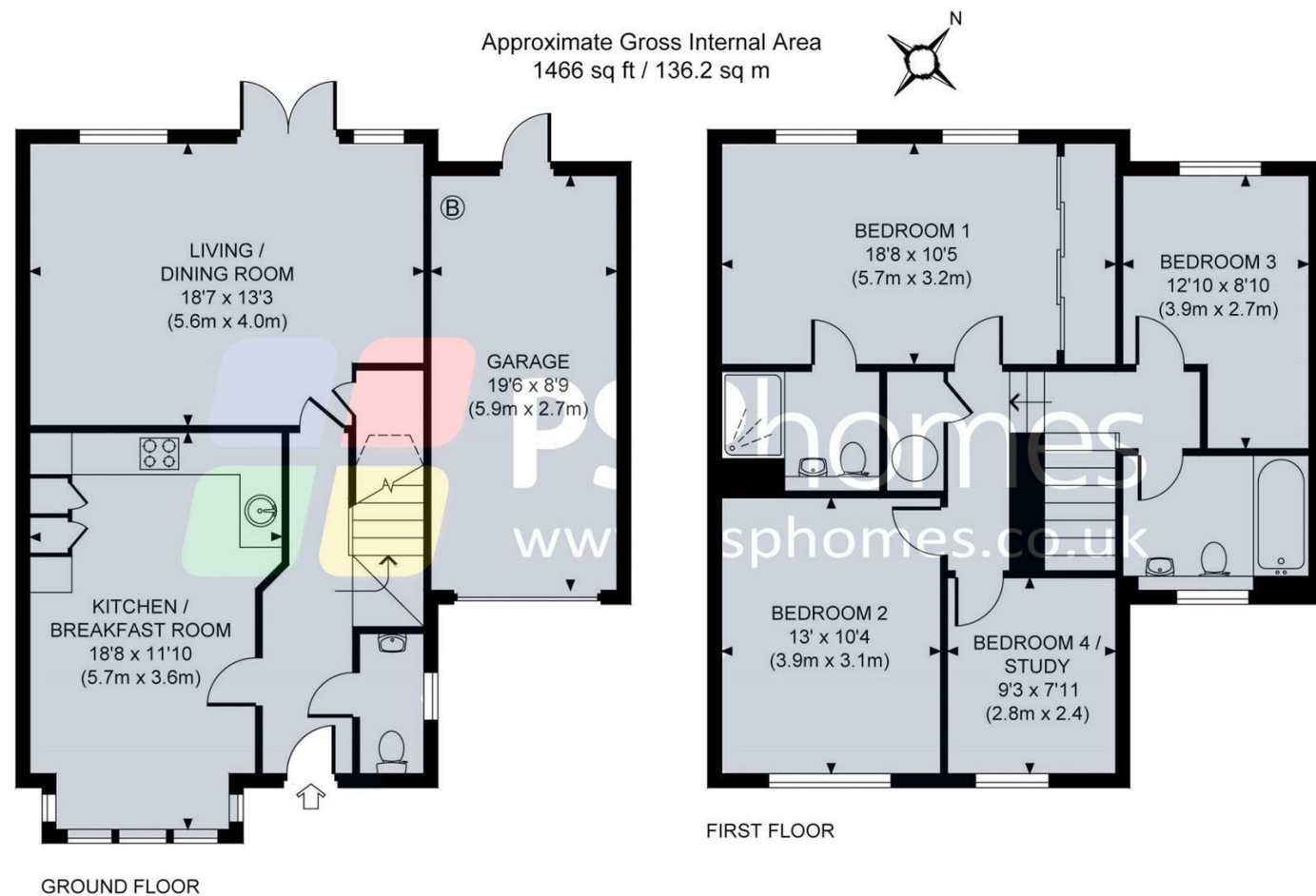


13 Renfields, Bolnore Village, Haywards Heath, West Sussex, RH16 4TG

Guide Price £600,000 Freehold

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What we like...

- * Excellent location being within a mile of the station and in the Bolnore Village Primary catchment.
- * Social 19ft kitchen/diner with large bay window, integrated appliances & granite worktops.
- * Inviting sitting room with bespoke cabinetry and doors onto the beautifully landscaped garden.
- * Four well-balanced bedrooms and two modern bath/shower rooms.
- * High degree of energy efficiency (EPC C, potential B).

GUIDE PRICE: £600,000 - £625,000

The House...

This superb link-detached home was built by Crest Nicholson in 2012 to their ‘Parsonage’ design as part of the newer phase of Bolnore Village, popular amongst families and commuters alike. The proportions are excellent, the house is highly energy efficient, and the presentation is pristine, making this the ideal purchase for anyone looking for a ‘turnkey’ purchase with no work required.

Upon entry you’re welcomed by a spacious hallway with modern cloakroom. The 19ft kitchen/diner is a brilliant social space that is flooded with natural light through the large, south facing bay-window. The kitchen itself is sleek & stylish with contemporary high gloss units and a range of integrated appliances (fridge, freezer, washing machine, dishwasher, double oven & gas hob). The black granite worktops add a touch of class.

Across the entire rear of the house is the beautiful 19ft sitting room. This calm, inviting space opens on to the garden, great for ‘inside-outside’ living during the summer months whilst the bespoke joinery not only provides useful storage but is an attractive focal point not often seen in Bolnore Village homes.

Stairs rise to a split-level landing. The master bedroom is an excellent double with full-width fitted wardrobes and its own luxurious en-suite shower room. The second, third and fourth bedrooms are well-balanced and served by the stylish family bathroom with overhead power shower. The airing cupboard is fitted with shelving.

Further attributes include Amtico flooring throughout the ground floor, gas fired central heating with pressurised ‘Megaflo’ system, quality double glazing and tasteful décor.

Step Outside...

The rear garden has been beautifully landscaped with a large Indian sandstone patio providing a perfect spot for ‘al-fresco’ dining. There are raised sleeper beds with hedging and trees including olive tree and a beautiful cherry blossom. There are further contemporary concrete planters and pebbled landscaping making this a gorgeous oasis.

There is rear access to the attached garage which has power, lighting and useful utility area (no plumbing). There is of course scope to convert part of the garage into an additional room, if required, subject to any necessary consents.

To the front is a small garden area and driveway parking for one car.



The Location...

Renfields forms part of the popular phase 4A of the popular 'Bolnore Village', situated to the northern part of the development, within walking distance of the town centre & station (20 mins). One, and often overlooked, benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road. The station provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins). The beautiful Ashenground Woods is a great spot for walking the dog or exploring with the kids and leads through into Haywards Heath.

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is close by and is the first self-governing parent-promoted primary school in the country. Children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

The Finer Details...

Tenure: Freehold

Title Number: WSX356361

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband Speed: Up to 330MB download (Ultrafast)

