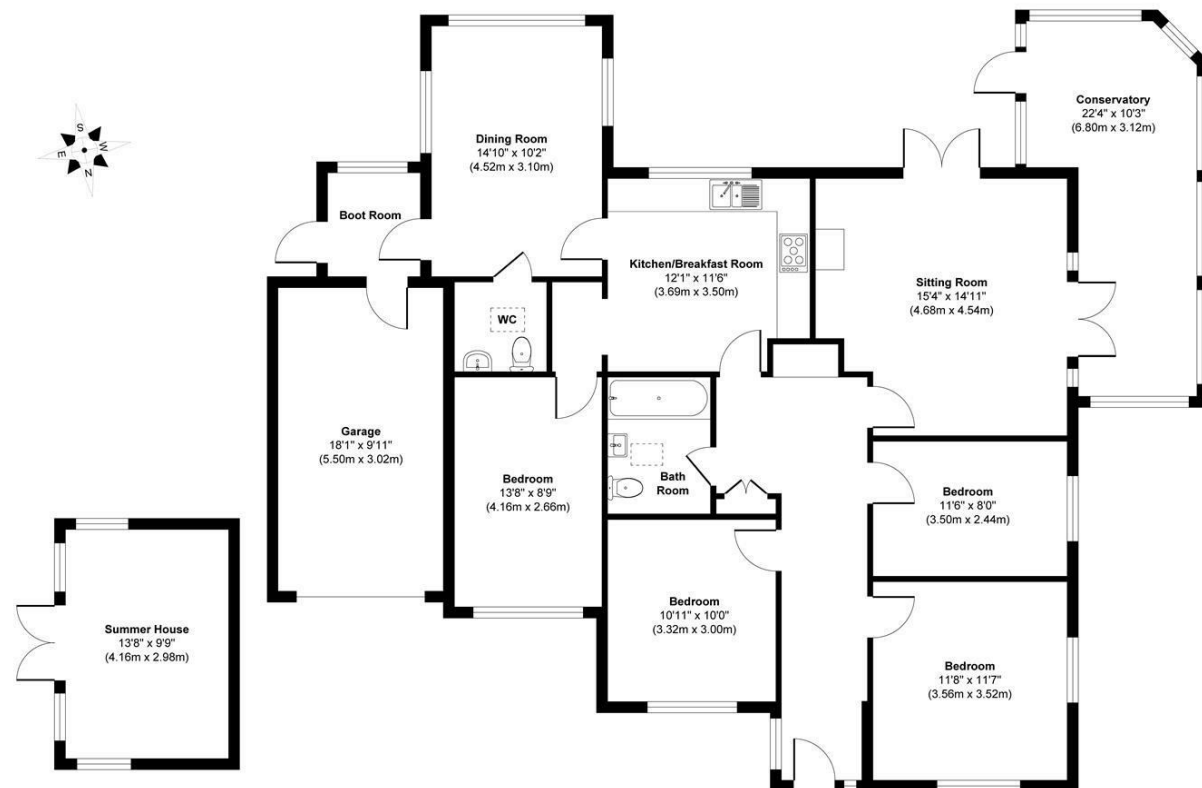


Little Orchards Ham Lane, Scaynes Hill, Haywards Heath, RH17 7PS

Guide Price £750,000 Freehold

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Outbuilding
Approximate Floor Area
131 sq. ft
(12.20 sq. m)

Floor Plan
Approximate Floor Area
1626 sq. ft
(151.00 sq. m)

Approx. Gross Internal Floor Area 1757 sq. ft / 163.20 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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Little Orchards Ham Lane, Scaynes Hill, Haywards Heath, RH17 7PS

Tucked away on a private road in the popular village of Scaynes Hill.

Spacious detached bungalow extending to approximately 1,757 sq ft.

Flexible layout with four bedrooms, generous reception space, conservatory, garage and detached summer house.

Beautiful 0.20 acre plot with a genuine countryside feel, close to village amenities, walks and open green space.

Excellent future potential, with scope to convert the loft into further accommodation or adapt the garage/dining area into an annexe, subject to consents.

Little Orchards...

Tucked away on a private road within the popular village of Scaynes Hill, Little Orchard is a spacious detached bungalow offering far more than first impressions suggest. Extending to approximately 1,757 sq ft, the home provides a superbly flexible layout with four bedrooms, a generous sitting room, separate dining room, kitchen/breakfast room, conservatory, garage and detached summer house. Scaynes Hill has long been popular with buyers looking for a quieter village setting without feeling cut off. There is a genuine countryside feel, with local walks, village amenities and open green space close by, while Haywards Heath, Lindfield and surrounding villages are all within easy reach. For families, downsizers or buyers looking for a home with long-term flexibility, the location works particularly well.

Set within a superb 0.20 acre plot, Little Orchard is already a comfortable and practical home, but the real excitement lies in the future potential. The loft space is particularly notable and offers excellent scope to create further accommodation, subject to the usual consents. Depending on requirements, this could work brilliantly as two additional bedrooms or, perhaps more impressively, a stunning principal bedroom suite with dressing space and en-suite bathroom. There is also further flexibility around the existing garage, dining room and boot room area, which could potentially be reconfigured to create a self-contained one bedroom annexe. This could be ideal for a dependent relative, older child, guest accommodation or a private work-from-home setup.

The Layout...

The accommodation is arranged from a spacious reception hall with useful storage cupboards, an airing cupboard and loft access with ladder and lighting. The kitchen/breakfast room sits to the rear of the property and enjoys a pleasant outlook across the garden. It has been fitted with an extensive range of units, granite worktops, space for a range cooker, dishwasher and tall fridge freezer, along with room for a breakfast table. The sitting room is a lovely space, with double doors opening directly onto the garden and a wood burner creating a natural focal point. From here, the conservatory provides further living and entertaining space, with garden views and direct access onto the patio.

There are four bedrooms, all well-proportioned, with the principal bedroom enjoying a dual aspect. Bedroom two sits beside the cloakroom, giving scope to create an en-suite if desired, while bedrooms three and four provide excellent flexibility for children, guests or home working. The separate dining room enjoys a triple aspect across the gardens and connects to the boot room, cloakroom and garage, making this section of the home particularly interesting for anyone considering annexe-style accommodation.

The Garden...

The gardens are a real highlight and feel genuinely special. The plot extends to approximately 0.20 acres, with mature planting, generous frontage and beautifully established areas wrapping around the home.

To the front, there is a large block paved driveway providing parking for several vehicles, electric charging point, greenhouse, with mature plants, shrubs and flowers softening the approach.



The west-facing side garden is private and attractively planted, while the south-facing rear garden is arranged with shaped lawn, paved terrace, colourful borders and a timber summer house with power and lighting. It is a wonderfully sunny and established space, ideal for entertaining, gardening or simply enjoying the peace and privacy of the setting.

The Location...

Scaynes Hill is a popular Mid Sussex village with a lovely semi-rural feel, surrounded by countryside yet still extremely practical for day-to-day life. The village has a strong sense of community, with local amenities including a primary school, village hall, recreation ground, church, pub and local shop/convenience store, while the surrounding lanes and footpaths offer easy access to open countryside. It is the sort of location that appeals to buyers who want a quieter village setting, more space and a greener outlook, without feeling cut off from the wider Mid Sussex area.

The village is particularly well placed for Haywards Heath, Lindfield, Cuckfield and Burgess Hill. Haywards Heath is just a short drive away and offers a comprehensive range of shops, restaurants, cafés, bars, supermarkets and leisure facilities, together with its mainline station. From Haywards Heath, regular rail services connect to London Victoria in around 47 minutes on average, with the fastest services taking around 43 minutes, while Brighton can be reached in around 18 minutes on average, with the fastest services taking around 14 minutes. Lindfield and Cuckfield provide a more traditional village atmosphere, with picturesque high streets, independent shops, pubs and cafés, while Burgess Hill offers further shopping, schooling and leisure options. The result is a location that gives you the best of both worlds: village life, countryside on the doorstep and excellent access to larger towns, the coast and London.

The Specifics

Tenure: Freehold
Title Number: TBC
Local Authority: Mid Sussex District Council
Council Tax Band: F
Plot Size: 0.20 acres
Estate Charge: £70pa
Services: Gas fired central heating, mains drainage, mains water & electricity
Available Broadband Speed: Superfast Fibre

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