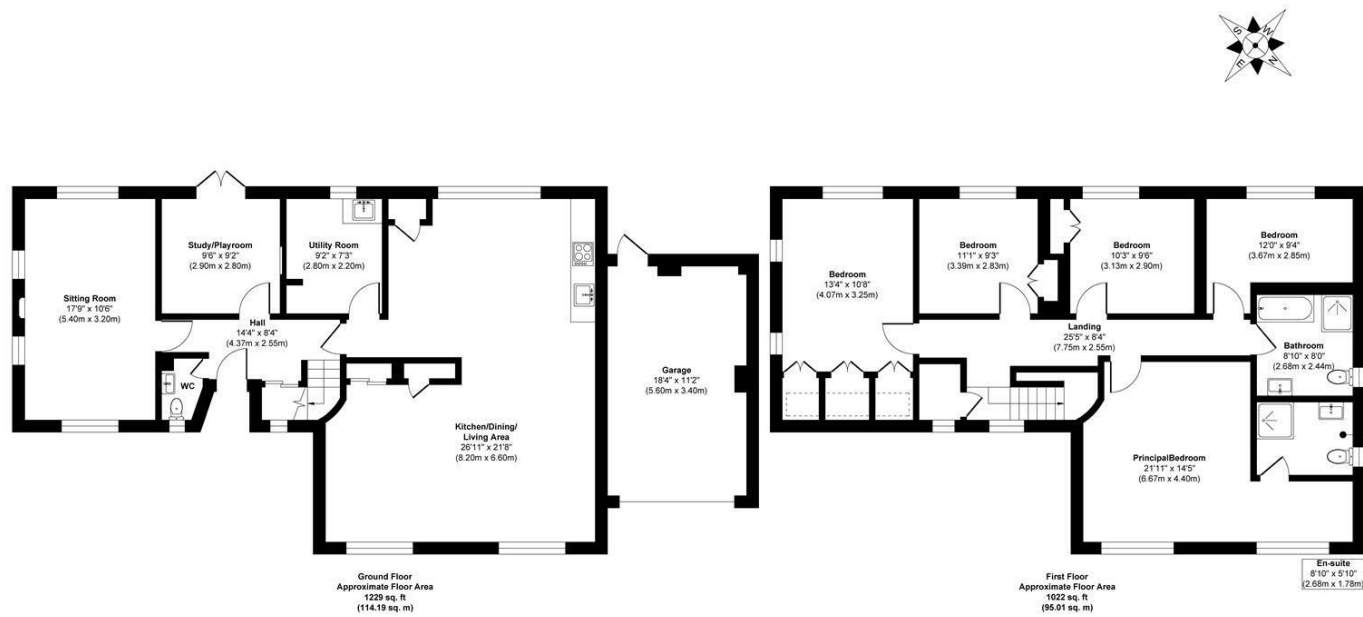
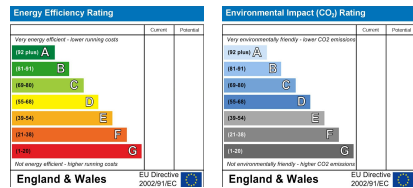




**Approx. Gross Internal Floor Area 2251 sq. ft / 209.20 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**Ashcot 15 Orchard Way, Haywards Heath, RH16 1UX**

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Ashcot 15 Orchard Way, Haywards Heath, RH16 1UX

What we like...

- Situated in a quiet close, a short walk from the station and town.
- Completely modernised throughout to a high spec.
- Excellent west facing garden, providing perfect indoor/outdoor living.
- Great sized driveway with ample parking for many cars.
- Vendor suited with an onward property.
- Vastly extended to improve the living space.

Welcome Home...

Some homes are renovated. Others are completely reimaged.

Originally built during the 1950s, Ashcot has undergone an exceptional transformation since its purchase in 2021, evolving into a beautifully appointed family home that effortlessly combines timeless character with contemporary design. Extended, remodelled and comprehensively refurbished throughout, every element has been carefully considered, preserving the charm and craftsmanship of the original home whilst introducing the comforts expected of modern family living.

Occupying an enviable south-facing plot on one of Haywards Heath's most desirable residential roads, Ashcot offers over 2,250 sq ft of beautifully presented accommodation, perfectly balancing elegant interiors, exceptional entertaining space and an outstanding location. With Haywards Heath's mainline railway station within easy reach, excellent schools nearby and everyday amenities close at hand, this is a home that delivers both lifestyle and convenience in equal measure.

From the moment you arrive, the quality of the renovation is immediately apparent. A generous gravel driveway provides extensive off-road parking and leads to the integral garage, whilst the striking rendered façade, slate roof and beautifully landscaped frontage create an impressive first impression.

Hub of the home...

Stepping inside, there is an immediate sense of warmth and quality. The welcoming entrance hall introduces the home's beautifully restored original parquet flooring, which flows seamlessly through the hall, elegant sitting room and study, a wonderful reminder of the property's 1950s heritage and a feature rarely found in homes that have been modernised so sympathetically.

The sitting room is both elegant and inviting, centred around a striking feature wood-burning stove that creates a wonderful focal point throughout the colder months. Filled with natural light and finished in calming neutral tones, it offers the perfect place to unwind at the end of the day. Across the hall, the beautifully designed study provides a versatile space for home working, reading or a children's playroom. Framed by elegant Crittall-style glazed doors, it enjoys a wonderful sense of separation whilst remaining connected to the rest of the home, allowing natural light to flow effortlessly between rooms.

To the rear, Ashcot opens into an outstanding open-plan kitchen, dining and family room, without question the heart of the home. Designed around modern family life, this spectacular space effortlessly combines cooking, entertaining and everyday living beneath one roof. Bespoke shaker cabinetry is complemented by luxurious quartz worktops, a substantial central island with breakfast seating and a range cooker, whilst underfloor heating runs throughout the kitchen and adjoining garden room, ensuring year-round comfort.

Beautiful Crittall-style glazed doors subtly define the family area, adding architectural character whilst maintaining the wonderful flow of the open-plan design. Expansive glazing and sliding doors flood the room with natural light and perfectly frame views across the south-facing garden, creating an effortless connection between inside and out. Whether entertaining friends around the island, hosting family celebrations or enjoying a quiet morning coffee overlooking the garden, this exceptional living space adapts beautifully to every occasion.



Completing the ground floor is a practical utility room, cloakroom and internal access to the integral garage, ensuring the home is every bit as functional as it is beautiful.

Bath & Bed..

The first floor has been thoughtfully designed to provide a peaceful retreat, with generous bedrooms and beautifully finished bathrooms continuing the exceptional standard found throughout the home. The impressive principal suite is a true sanctuary, offering generous proportions, excellent built-in storage and a beautifully appointed en-suite shower room, creating a luxurious space to unwind at the end of the day. The guest bedroom is equally impressive, enjoying a bright dual-aspect outlook and fitted wardrobes, making it an ideal room for visiting family, older children or long-term guests.

Three further well-proportioned bedrooms are served by a stylish contemporary family bathroom, providing flexible accommodation for growing families, home working or hobbies. Every room reflects the care and attention invested during the home's comprehensive renovation, allowing its next owners to simply move in and enjoy everything Ashcot has to offer.

Moving Outside...

One of Ashcot's greatest assets is its beautifully established south-facing rear garden. Wonderfully private and enjoying sunshine throughout the day, the garden has been thoughtfully landscaped to create a seamless extension of the living accommodation. A generous paved terrace sits directly outside the kitchen and family room, providing the perfect setting for summer entertaining, outdoor dining or simply relaxing with friends and family. Beyond, expansive lawns are framed by mature hedging, established planting and specimen trees, creating a peaceful environment that feels remarkably secluded whilst remaining within easy reach of the town centre. Positioned towards the rear of the garden is a charming timber garden studio, offering excellent flexibility as a home office, gym, creative workspace or simply a quiet retreat away from the main house.

To the front, the substantial gravel driveway provides generous parking for multiple vehicles alongside the integral garage, completing a home that has been designed with everyday family life firmly in mind.

The Lifestyle...

Orchard Way has long been regarded as one of Haywards Heath's most established and desirable residential addresses. Perfectly positioned for commuters, Haywards Heath mainline railway station is within easy reach, offering regular fast services to London Victoria, London Bridge, Gatwick Airport and Brighton, making Ashcot ideally suited for those seeking a balance between town and country living. Haywards Heath itself continues to flourish, offering an excellent selection of independent cafés, restaurants, supermarkets and leisure facilities, whilst nearby Lindfield provides quintessential Sussex charm with its picturesque High Street, village pond and thriving café culture.

Families are exceptionally well catered for, with highly regarded schools nearby alongside sports clubs, open green spaces and miles of beautiful Sussex countryside to explore. Yet perhaps what makes Ashcot so special is the effortless way it combines period character with contemporary luxury. Every significant improvement has already been completed, from the thoughtful extension and comprehensive refurbishment to the careful restoration of original features, allowing its next owners to simply move in, unpack and begin enjoying everything this exceptional home has to offer from day one.

