



hamlyn  
smith.

Quarry Hill, Haywards Heath, RH16 1NG

£685,000

# hamlyn smith.



4 - 5 Bedrooms



2 Receptions



2 Bathrooms

GUIDE PRICE £685,000 - £700,000

A striking split-level home on Haywards Heath's sought-after 'West Side', offering four-five bedrooms, a 23ft open-plan kitchen/dining/orangery, elevated reception room with decking, and a heated and airconditioned studio. Set against landscaped gardens, a stream, and ancient woodland, it's just a short walk to The Broadway, Waitrose, excellent schools, and the mainline station.

- Striking split-level 4-5 Bedroom Detached Home
- Stunning 23ft open-plan kitchen, dining area and orangery
- Elevated reception room with doors to raised decking and woodland views
- Detached studio – ideal for home office, gym or guest accommodation
- Wrap-Around Landscaped Garden with multiple seating areas, ancient woodland backdrop and tranquil stream
- Integral Garage with Driveway
- Versatile Living for Multi-Generational Household
- Prime west Haywards Heath location near The Broadway, Waitrose, schools and station
- Council Tax E







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Perfectly positioned on Haywards Heath's highly sought-after west side, Quarry Hill offers a rare combination of tranquillity and convenience — a serene residential setting surrounded by greenery, yet just moments from top amenities, schools, and transport links. Nestled overlooking ancient woodland, this distinctive split-level home is designed to maximise light, space, and connection with nature. Arranged over multiple levels on a gentle downward slope, the four-bedroom residence flows effortlessly, with expansive windows framing leafy vistas and creating a seamless interplay between indoor and outdoor living.

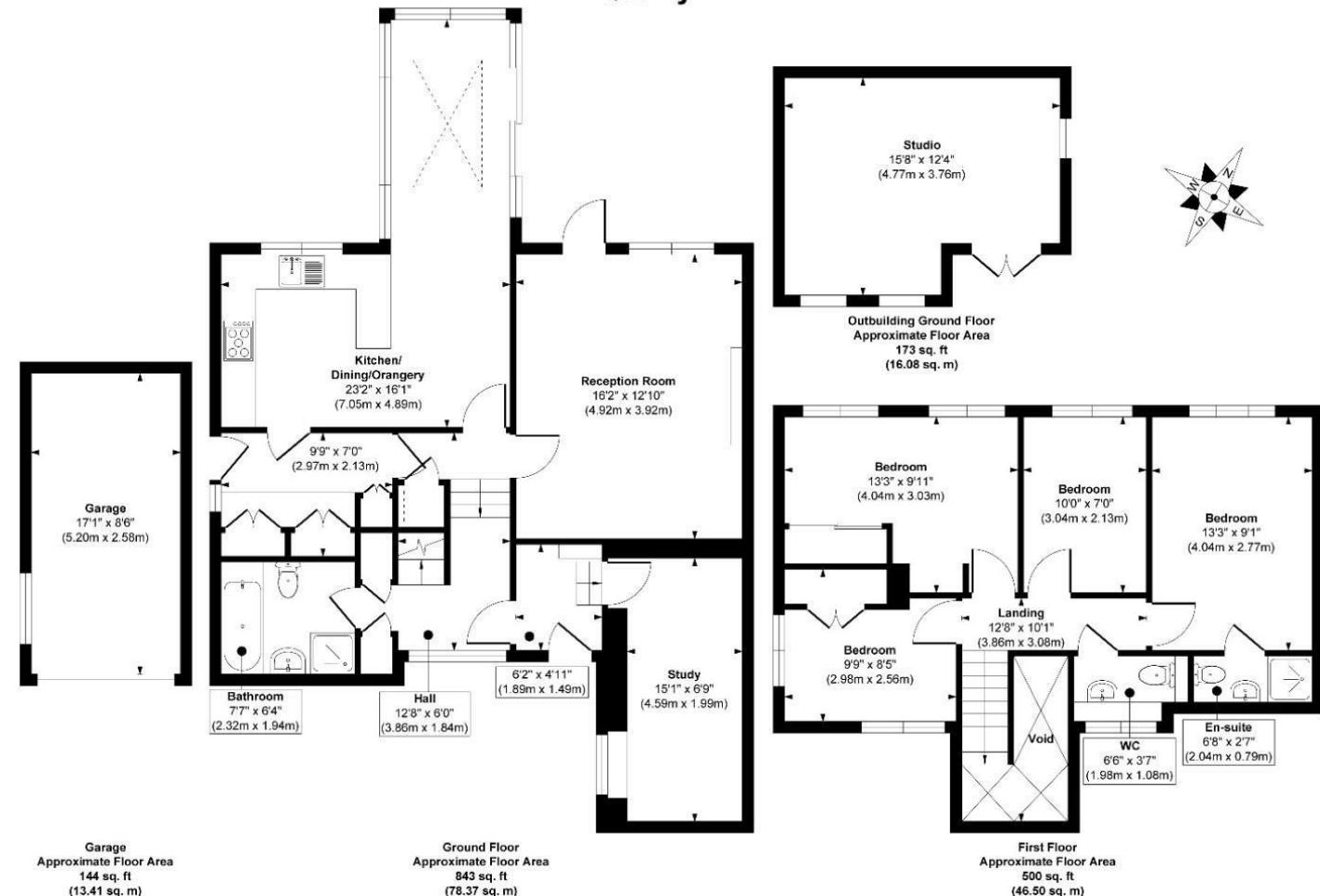
The welcoming entrance hall immediately impresses with its sense of space and balance. A generous study sits just off the hall, ideal as a home office, fifth bedroom, or intimate snug, while the elegantly appointed family bathroom sits conveniently opposite. At the heart of the home lies a spectacular 23ft open-plan kitchen, dining area, and orangery, flooded with natural light and opening onto the garden via expansive glazed doors. The kitchen combines timeless elegance with practicality, featuring solid oak worktops, a double oven, five-ring gas hob, 1.5 sink and drainer, integrated dishwasher, and abundant storage. The adjoining utility room adds further functionality, with internal and external access. The elevated reception room, with wide windows and doors to raised decking, provides a captivating space to relax or entertain, complemented by an electric fireplace with a flue ready for a real fire.

The upper level accommodates four beautifully proportioned bedrooms, including a principal suite with en-suite shower, while the remaining bedrooms share a stylish family WC. The split-level layout enhances privacy and adds architectural charm.

A detached studio offers exceptional versatility for a home office, gym, or creative space, while the garage provides secure parking and storage. The landscaped garden is a haven of calm, with distinct seating and entertaining areas, a stream, and ancient woodland creating an enchanting backdrop.

Spanning approximately 1,660 sq. ft., including the garage and studio, Quarry Hill is a residence that celebrates light, flow, and harmony with nature. Ideally situated near Blunts Wood and Paiges Meadow Nature Reserve, The Broadway, Waitrose, top schools, and Haywards Heath Station, it offers a truly elevated lifestyle — a sophisticated family home set within a tranquil woodland retreat.

## Quarry Hill



**Approx. Gross Internal Floor Area 1660 sq. ft / 154.36 sq. m (Including Garage/Outbuilding & Excluding Void)**

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

Produced by Elements Property

