



**MONKS MEADOW**

# Peaceful position

If you're looking for a spacious, modern home with contemporary finishes and gorgeous interiors in a village setting then look no further than this fabulous detached home on Monks Meadow in the quintessential Sussex village of Ardingly.

The home was built in 2017 by the highly regarded Millwood Designer Homes and enjoys, without doubt, one of the very best positions in the development, tucked away from any passing traffic and overlooking ancient woodland.

The attractive double height bay fronted design offers plenty of kerb-appeal.





## Flexible living

Extending to over 1,900 sq ft, there is plenty of space on offer making this the perfect place for both entertainment and modern family living.

The ground floor offers flexibility with two separate reception rooms.

To the front you have a cosier family room with bay window and leafy vista. This room interconnects seamlessly with the larger (17ft) living room via glazed double doors.

This versatile space has beautiful fireplace with log burner, brick surround and timber mantel providing a natural focal point, whilst French doors open on the garden and enjoy bespoke plantation shutters.



# Quality kitchen

The kitchen is a dream space for any keen cook and another great spot for hosting. Everyone is sure to gather around the large central island with breakfast bar and French doors also lead out to the garden to create a fantastic inside-outside flow during the summer months. The kitchen itself boasts opulent Quartz countertops and offers an extensive range of integrated appliances including fridge, freezer, two ovens, induction hob, microwave and dishwasher.

A door off the hallway provides access into the integral garage, with its utility area and excellent storage. There is of course potential to convert this space into additional living accommodation, such as a utility room or study, if preferred.

There is also the essential downstairs cloakroom.





## Off to bed

On the first floor the layout is superb. We have four good size bedrooms and three bath/shower rooms.

The principal bedroom is a fabulous space extending to over 15ft with full width wardrobes and your own luxurious ensuite with bathtub and walk-in shower.



The guest bedroom is another fantastic suite with fitted wardrobes and stylish ensuite shower room.

The third and fourth bedrooms are still doubles and served by the fully tiled family bathroom.

Being a modern home there is a high degree of energy efficiency with high levels of insulation, high performance double glazing and thermostatic gas fired central heating.

For those who work from home or like to stream, you have access to a superfast broadband connection.





## Step Outside

*summer time's in bloom...*

Stepping outside the quality continues with the most glorious garden that has been beautifully landscaped with 'al-fresco' dining and outside entertainment at the forefront.

The large paved terrace, with contemporary retaining wall and external lighting making it the perfect spot for a glass of something chilled on a summer's evening.

Steps lead up to an expanse of lawn with a plethora of pretty planting and the brick wall is a feature in itself.

There is a second "hidden" seating area.

Gated access leads to the front where you'll find a small garden and driveway parking for two cars side-by-side.



# OUT & ABOUT

Ardingly is one of the premier villages that surround Haywards Heath. The reputable St Peters C of E primary school is currently rated by Ofsted as 'good', there are two good pubs (Ardingly Inn and Gardeners Arms), a post office/village store and the well-known Fellows Bakery.

The village is surrounded by some of the best countryside in West Sussex, ideal for dog walking.

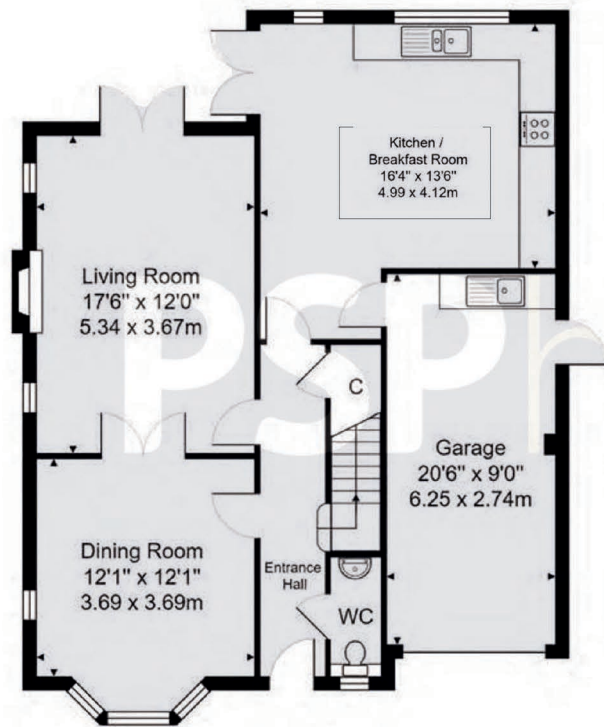
The village is also home to one of the area's best regarded private schools in Ardingly College, The Royal Botanical Gardens at Wakehurst Place and the South of England Showground - a vibrant 150-acre estate that hosts a range of concerts and events throughout the year, including the famous 'South of England Show'.



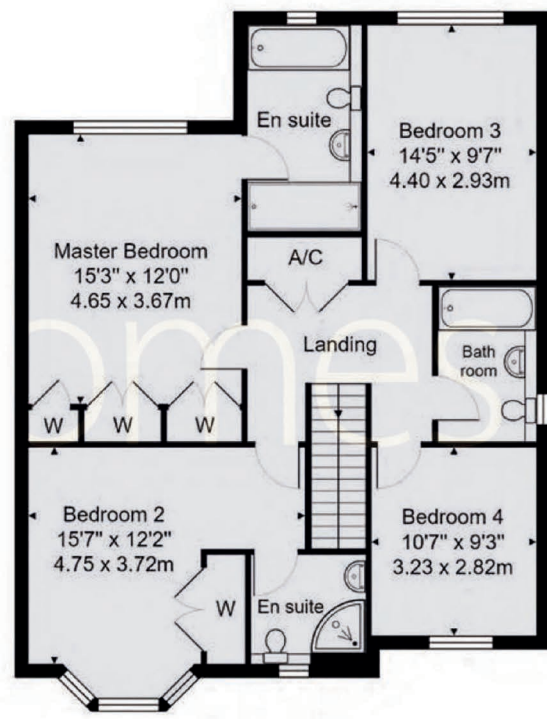
The reservoir offers good walking, sailing, canoeing, windsurfing and fishing.

Although Ardingly has an array of local shops more comprehensive facilities including Waitrose, Sainsbury's and a mainline station with services to Victoria and London Bridge (in approx 47 mins) can be found approximately 4 miles distant in the bustling commuter town of Haywards Heath.





**Ground Floor**



**First Floor**

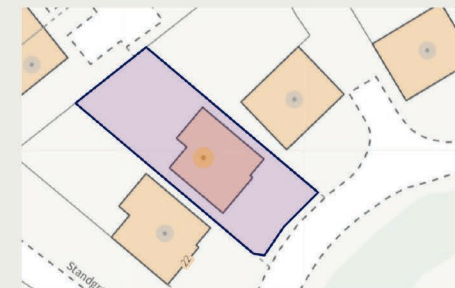
Approx. Gross Internal Area (Incl. Garage) 1906 sq. ft / 177.1 sq. m

We have made every attempt to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# The Specifics

Tenure: Freehold  
 Title Number: WSX403269  
 Local Authority: Mid Sussex District Council  
 Council Tax Band: F  
 Available Broadband Speed: Superfast (Up to 71mbps download)  
 Services: Mains gas, water, drainage, electricity (none tested)  
 Plot Size: 0.09 acres (not verified)

We believe this information to be correct but recommend intending buyers check details personally.





20 Monks Meadow  
Ardingly  
West Sussex  
RH17 6DZ



[cycles.rekindle.doors](https://cycles.rekindle.doors)

Scan for video



For a private viewing contact  
selling agent:

**PSP**homes  
EXQUISITE

01444 416999 | [hh@psphomes.co.uk](mailto:hh@psphomes.co.uk) |  @psphomes