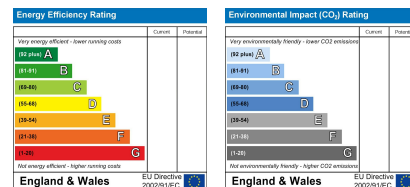


Approx. Gross Internal Floor Area 2070 sq. ft / 192.48 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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GOLD WINNER

PSP HOMES
SOUTH ENGLAND
(OVERALL)



Little Orchard Fox Hill, Haywards Heath, West Sussex, RH16 4RF

Guide Price £1,250,000 Freehold

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Little Orchard Fox Hill, Haywards Heath, West Sussex, RH16 4RF

What we like...

- * One of the finest examples of a thatched cottage in Sussex.
- * Fully renovated in recent years to offer perfect blend of character & contemporary.
- * 0.36 acre plot with southerly gardens, detached garage and heated pool.
- * Total re-thatch with 40 year life expectancy.
- * No chain.

Welcome Home....

Welcome to Little Orchard – one of Sussex's finest examples of a detached thatched cottages. The home has been the subject to meticulous renovation in recent years including a complete re-thatch of both the house and double garage in 2024, which has a life expectancy of 40 plus years, giving an incoming buyer total peace of mind. It now offers the perfect blend of "contemporary and character" on an enviable 0.36 acre plot with detached garage, southerly garden and heated swimming pool – all behind a gated entrance.

Character meets Contemporary

The 23ft sitting room is an inviting and beautifully curated living space that effortlessly blends style and sophistication with tasteful tongue and groove adding texture and character to the room. This room leads through to the beautiful kitchen, creating a fabulous flow throughout the ground floor living space, with engineered oak floors.

There is plenty of natural light as the room faces south and the bay window allows the light to flood in, whilst the media wall houses the television and modern electric fireplace, adding both function and elegance to the space. French doors lead out to the garden, creating that desirable "inside-outside" living during the summer months.

The dining room is a very flexible space with a triple aspect making the most of the outlook over the garden. This could easily be used as a play room or study, if preferred.

We absolutely love the reading nook off the hallway too – a great spot for home working or reading a book.

Lets' Eat...

The kitchen has underfloor heating, extends to 23ft also and is a superb space for entertaining with large island for all the guests to gather. Timeless two-tone shaker-style cabinetry sits under opulent quartz counters whilst the exposed brickwork and subway style splashback add cool character.

Practicality wise, there is a range of appliances for the keen chef's amongst us. The Stoves Range has a double oven and gas hob. There is also a dishwasher, large American style fridge/freezer, built in coffee machine and wine fridge which holds up to 24 bottles.

French doors open from the kitchen into the secret side garden which is a delightful spot for a morning coffee or a chilled glass in the evenings.

The boot room has an external door making it perfect after a muddy walk with the dogs.

The separate utility houses the recently upgraded (2022/23) gas fired boiler and hides away the noisier appliances.

Bed, Bath & Beyond...

A beautiful turned staircase, which is a feature in itself, rises to the large first floor landing. The principle bedroom is a joyous double bedroom with bay window overlooking the garden and bespoke wardrobes providing useful storage. The guest bedroom has a cleverly created and tastefully finished ensuite shower room. The third and fourth bedrooms are also beautifully decorated doubles. The family bathroom is a sanctuary to relax and unwind after a long day in the deep bathtub. For the busier mornings, the separate shower is sure to appeal.



Outside Oasis...

The home sits on an enviable 0.36 acre plot and is set well back from the road behind a gated entrance creating a feeling of privacy and seclusion from the outside world. The main gardens are south facing meaning you enjoy sunshine throughout the day, which will be particularly appealing in the summer months when you're enjoying the heated outside swimming pool.

The pool was refurbished in 2024 and the lighting creates a special ambience as the sun goes down. The paved terrace wraps around the pool and the white rendered walls create an almost Mediterranean feel. This is the perfect spot for some al-fresco dining and outside entertainment. There is an expanse of level lawn and the garden has established hedges that create plenty of privacy. The gardens wrap around the side and to the front offering different spots to sit out and enjoy throughout the day.

The detached garage provides immense storage and/or additional parking. The driveway is long and provides plenty of private parking for several cars. The long front garden adds to the kerb appeal and creates a fabulous first impression.

Out & About

Fox Hill sits on the southern fringes of Haywards Heath, within easy walking distance of beautiful Sussex countryside, Sainsburys Local convenience store and the Fox & Hound pub. The town provides good shopping & leisure facilities including the Orchards Shopping Centre, Waitrose & Sainsburys Superstore, Dolphin Leisure Centre and The Broadway. The mainline station is two miles distant and boasts fast & regular commuter services to London (Victoria/London Bridge in approximately 47 minutes), Brighton (20 minutes) and Gatwick International Airport (20 minutes) while by car surrounding areas can be easily accessed via the A272 and/or A23(M) with the latter lying 6.5 miles west at Warninglid/Bolney.

The Specifics...

Tenure: Freehold
Title Numbers: SX160549
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband Speed: Ultrafast Fibre
Services: Mains gas, electric, water and drainage
Plot Size: 0.36 acres (not verified)

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

