



# Woodlands

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The Droveaway, Haywards Heath



# Welcome Home

Nestled in the heart of the Lucastes, one of Haywards Heath's most esteemed addresses, "Woodlands" offers an exceptional balance of privacy, natural beauty and considered architecture. Positioned discreetly at the end of a tranquil close shared with just one other residence, the property overlooks a duck pond where the rhythm of daily life is punctuated only by birdsong and the gentle rustle of trees from its surrounding wooded copse.

This exclusive enclave lies within strolling distance of both town amenities and countryside walks. Haywards Heath station, with direct links to London and Brighton, is conveniently close, while highly regarded schools, independent shops and two superstores and open countryside at Blunts Wood and Paiges Meadow is also nearby.







## Spacious Retreat

Upon entry, the tone is set by the generous reception hall which sets the tone for what lies beyond. There are two generous reception rooms, study and a social kitchen - perfect flexibility for a family.

Bathed in light and framed by tranquil garden views, the sitting room at Woodlands extends to 21ft x 21ft and offers an exceptional setting for elegant living and relaxed entertaining.

This substantial dual-aspect space spans the width of the house with doors that open to the garden.





# Family Friendly Flexibility

The kitchen and dining area offers a calm, well-balanced space designed for both everyday living and relaxed entertaining. Classic in style, with neutral tones and a practical layout, it reflects the home's considered approach to comfort and functionality.

The cabinetry is finished in a soft ivory, paired with dark granite worktops that provide a smart, timeless contrast. A central island offers additional workspace and storage, while integrated appliances are neatly built in to keep the space uncluttered. The tiled flooring is both durable and understated, complementing the overall sense of ease that defines the room.

Just off the kitchen you have the handy utility room which hides away the noisier appliances and has side access which is ideal after a muddy dog walk.

The kitchen flows through to the formal dining room, which offers plenty of versatility. There is scope to knock through to create a large open plan space, if preferred.

The separate study is perfect for home working.











## The Principle Suite

On the first floor the galleried landing leads to four generous double bedrooms.

The principle suite is fabulous with a dual aspect that makes the most of the leafy vistas whilst the fitted wardrobes provide useful, neat storage.

The ensuite bathroom is a calm, thoughtfully finished space with a classic aesthetic. Soft-toned marble tiles and panelled cabinetry lend a sense of refinement, while a full-width mirror enhances both light and depth.

The suite includes a fitted bath, WC and bidet, all positioned beneath a frosted window that ensures privacy without sacrificing natural light.







## Off To Bed

Each of the remaining bedrooms is a generous double, each with a pleasant outlook and fitted wardrobes too.

They are all served by the beautiful family bathroom, which is presented in pristine order with opulent marble counters, timeless white suite, deep bath tub and separate walk in shower.

The home is fully double glazed, had gas fired central heating and access to an Ultrafast broadband connection - perfect for those who work from home or like to stream.





## STEP OUTSIDE

Outside, Woodlands really comes in to its own, sitting on an enviable  $\frac{1}{3}$  acre plot. The formal garden is beautifully manicured and meticulously kept with a plethora of pretty planting and a southerly aspect which means you can enjoy the sunshine throughout the day. Framed by mature trees and established planting, the space feels private and quietly secluded, with a broad terrace that steps down to an immaculate lawn. The paved terrace that wraps around the rear of the house provides plenty of space for outdoor dining and relaxation, linking seamlessly to the internal living spaces.

The wooded coppice provides unique space - great for children to explore.

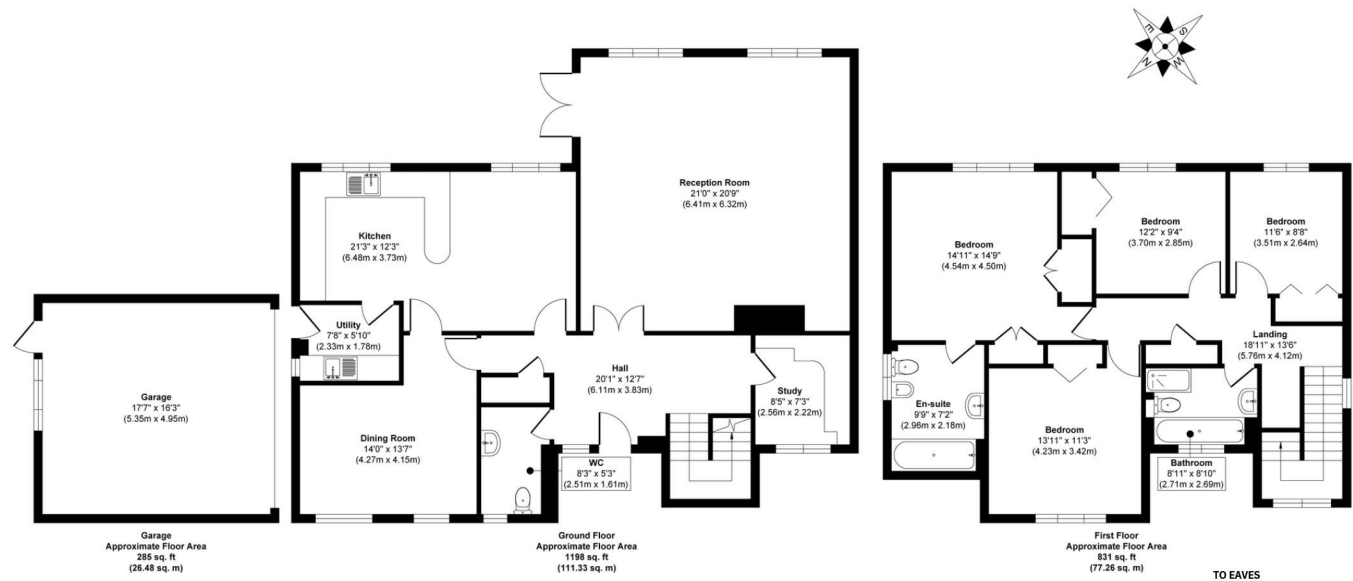
To the front the home owns  $\frac{1}{3}$  of the pretty duck pond, which provides a tranquil and relaxing outlook.

Driveway parking leads to the detached double garage which is fully powered with electric overhead door.









**Approx. Gross Internal Floor Area 2314 sq. ft / 215.07 sq. m (Including Garage)**

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

Produced by Elements Property

# The Finer Details

Tenure: Freehold

Title Number: WSX141672

Local Authority: Mid Sussex District Council

Council Tax Band: G

Available Broadband Speed: Ultrafast Fibre:

Plot Size: 0.35 acres (not verified)

We believe this information to be correct but cannot guarantee its accuracy and recommend intending purchasers check personally to satisfy themselves.







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