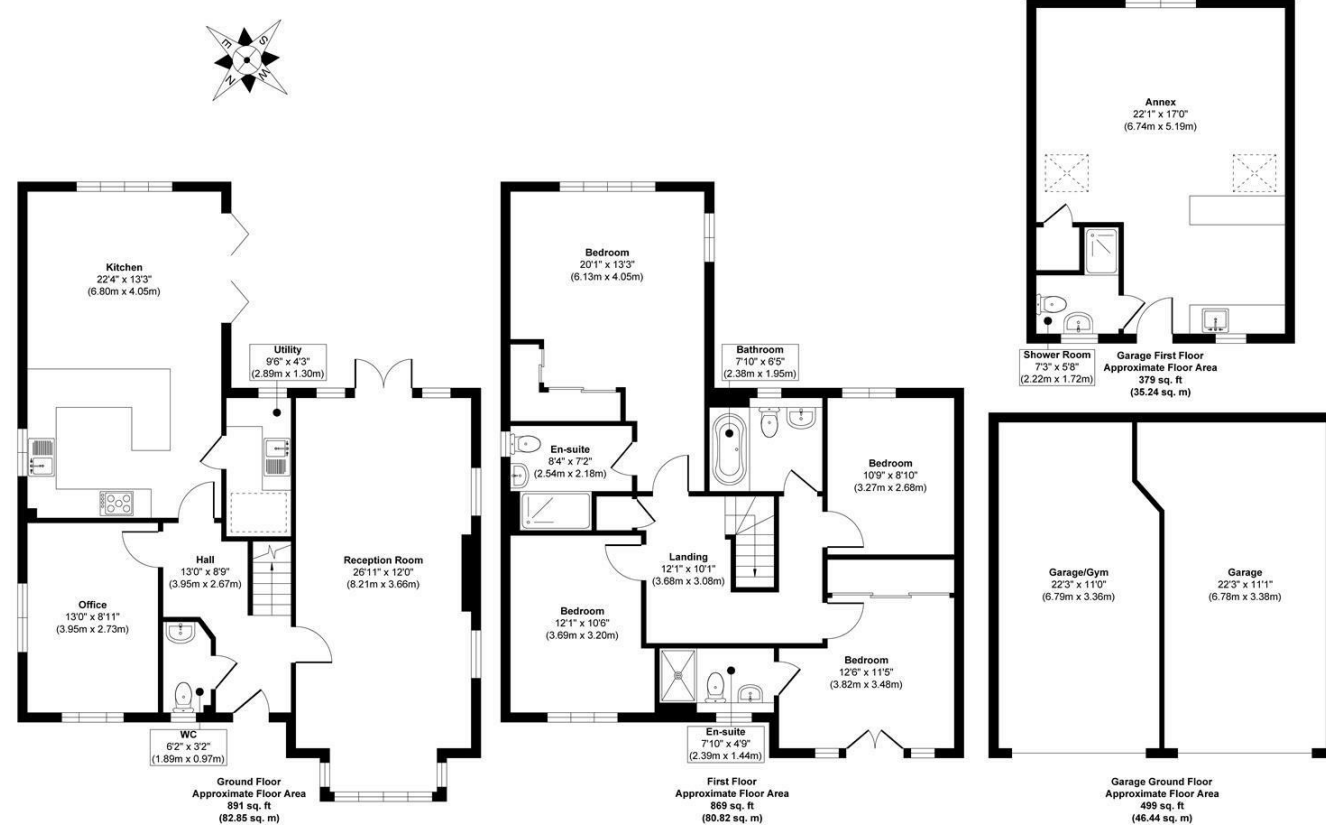


18 The Coppice, Haywards Heath, RH16 4WR

Offers Over £900,000 Freehold

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What we like...

Exceptional Family Living: A beautifully designed four-bedroom detached home, built in 2016 by Crest Nicholson, offering spacious interiors and a perfect blend of traditional quality and contemporary finishes—ideally situated overlooking a central green in the sought-after ‘The Beeches’ development.

Stylish & Versatile Interiors: Enjoy a bright, triple-aspect sitting room with a wood-burning stove and garden access, a stunning open-plan kitchen/dining/breakfast room with granite worktops and integrated appliances, a separate utility room, dedicated study, and a ground floor cloakroom—ideal for modern family life.

Comfortable Accommodation: Four generous double bedrooms including a luxurious principal suite with en-suite and fitted wardrobes, a guest bedroom with en-suite, and a sleek family bathroom serving the remaining two rooms.

Detached Annexe with Income Potential: A fully self-contained annexe above the double garage, complete with its own kitchen and shower room—perfect for multigenerational living, guest stays, or rental income via Airbnb or short-term letting.

Stunning Outdoor Space: Sitting on the largest plot in the development (approx. 117’ x 71’), the expansive, private rear garden features a large patio ideal for entertaining, a wide lawn for children or pets, and excellent scope for outdoor enjoyment all year round.

Welcome to Aviemore House...

Situated within Crest Nicholson’s prestigious The Beeches development, Aviemore House is an outstanding four-bedroom, 2,638 sq. ft, detached residence set on a generous 0.25-acre plot. Built in 2016 and thoughtfully designed to meet the needs of modern family life, the property includes a spacious self-contained annexe, beautifully landscaped gardens, and a high standard of finish throughout. Enjoying a prime position with views across a central green, the home combines timeless architectural detail with contemporary comfort and versatility.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The triple-aspect sitting room is a bright, inviting space with a wood-burning stove and French doors that open directly onto the garden, making it equally suited to cosy winter evenings and summer gatherings. The heart of the home is the superb open-plan kitchen, dining, and family room—designed with both everyday living and entertaining in mind. This stylish and functional space features granite work surfaces, sleek cabinetry, a breakfast bar, and a full suite of integrated appliances. Bi-folding doors enhance the indoor-outdoor connection, allowing easy access to the garden for alfresco meals and social occasions.

A separate utility room keeps household tasks neatly out of sight and adds to the home’s practical appeal. The study provides a quiet, dedicated space for remote working and could also serve as a snug or playroom. A well-appointed cloakroom completes the ground floor layout.

Bed, Bath & Beyond...
Upstairs, four generously sized double bedrooms offer excellent accommodation. The principal suite includes a sleek contemporary en-suite and fitted wardrobes, providing a calm and luxurious retreat. The guest bedroom features a Juliet balcony and its own en-suite shower room, ideal for visiting family or older children. Bedrooms three and four are served by a stylish, modern family bathroom—perfect for busy mornings and growing households.

Throughout the property, tasteful décor, double glazing, and gas central heating ensure comfort and energy efficiency.

Step Outside....
Externally, the home continues to impress. A generous driveway leads to a detached double garage, half of which has been converted into a fully equipped home gym—ideal for those seeking wellness and convenience at home. Above the garage is a spacious 379 sq. ft self-contained annexe, complete with its own kitchen and shower room. The annexe offers excellent potential for guest accommodation, multigenerational living, or rental income through either short-term or long-term tenancy.

The rear garden is a true highlight. Measuring approximately 117 feet by 71 feet, it is the largest plot on the development—a rare find for a modern home. Fully enclosed for privacy and safety, the garden features an expansive lawn and a large patio accessed directly from the kitchen and sitting room. Whether hosting summer barbecues, letting children play freely, or simply enjoying the outdoors in peace, this outdoor space offers the perfect setting for family life and relaxation.



Out & About...
The Coppice lies off Rocky Lane and forms part of ‘The Beeches’ on the southern fringes of Haywards Heath which itself provides plenty of shopping facilities including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys. The town’s social centre is The Broadway, which offers an array of independent and chain pubs, bars & restaurants.

For a Sunday Roast or glass of something chilled you are within walking distance of the Fox & Hounds Pub and for a dose of fresh air you are surrounded by gorgeous open Sussex countryside.

The A272 bypass is easily accessible and provides swift communication links to both the East (A272) and West (A23/M23) of the town.

Haywards Heath’s mainline station provides fast & regular commuter links to London (Victoria/London Bridge in approx 47 mins, St Pancras International Station 65 mins), Gatwick International Airport (20 mins), Brighton (20 mins) and the South Coast. The area is well-represented for both state & private schooling.

The Specifics
Title Number: TBC
Tenure: Freehold
Local Authority: Mid-Sussex District Council
Council Tax Band: G
Estate Charge: £357.38 pa
Managing Agents: HML PM LTD
Available Broadband Speed: Ultrafast (up to 1000mbps)
Services: Mains gas, water, drainage & electricity (none tested)

We believe the above information to be correct but recommend intending purchasers check details personally.

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 charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

