

The background of the entire image is a dark green, textured pattern of stylized flowers and leaves, resembling a dense garden or a floral wallpaper. The pattern is intricate and covers the entire frame.

# 10 Campbell Mead

HAYWARDS HEATH

# Welcome Home...

Welcome to a truly exceptional modern detached home that blends luxury, space, and a stunning natural outlook. Built in 2021 by renowned developer Redrow, this impressive Highgate design sits on one of the finest plots within the prestigious Penlands Grange development – handpicked off-plan by the current owners for its unbeatable location and serene setting.

Tucked away on the highly sought-after west side of Haywards Heath, this home enjoys peace and privacy with captivating views over the Borde Hill Estate woodland – a rare and beautiful backdrop. Despite the tranquility, you're just minutes from Haywards Heath's mainline station, excellent schools, and all the essentials of modern life.

Enjoy the confidence of a recently built home with the remainder of a 10-year NHBC warranty, high energy efficiency (EPC B-86), Ultrafast broadband (up to 1,000 Mbps), and high-spec contemporary finishes throughout. Every detail has been designed for comfort, performance, and style – from energy-efficient double glazing to a modern gas-fired central heating system.

Spanning nearly 2,000 sq ft over three floors, this versatile layout offers five generous double bedrooms and three luxurious bath/shower rooms – perfect for growing families, remote working, or entertaining guests. Whether you're hosting a dinner party or enjoying a quiet night in, there's space for every occasion.

Don't miss your chance to secure one of Penland Grange's finest homes.





## The heart of the home...

At the heart of the home is a beautifully designed open-plan kitchen, dining, and family room—an expansive, light-filled space that balances functionality with style, perfect for modern living and entertaining.

The layout offers clearly defined zones for everyday life: the sleek central island forms the focal point of the kitchen, creating a natural hub for cooking and casual conversation. The dining area is perfectly positioned beside the bi-fold doors, allowing you to enjoy meals with a view and easy access to the garden—ideal for summer gatherings or relaxed weekend brunches. Beyond this, the family living area offers generous space for comfortable seating and relaxing together. Shaker-style cabinetry in a soft grey finish pairs beautifully with opulent quartz worktops, offering timeless appeal. Integrated Bosch appliances—including a double oven, induction hob, dishwasher, and fridge/freezer—enhance both the look and functionality of the kitchen.

A separate utility room provides space for a washing machine and tumble dryer, helping to keep the main living space clutter-free, and leads directly to a convenient ground floor cloakroom.

For quieter moments, the sitting room offers a cosy yet spacious retreat with tasteful décor, leafy views, and an abundance of natural light.

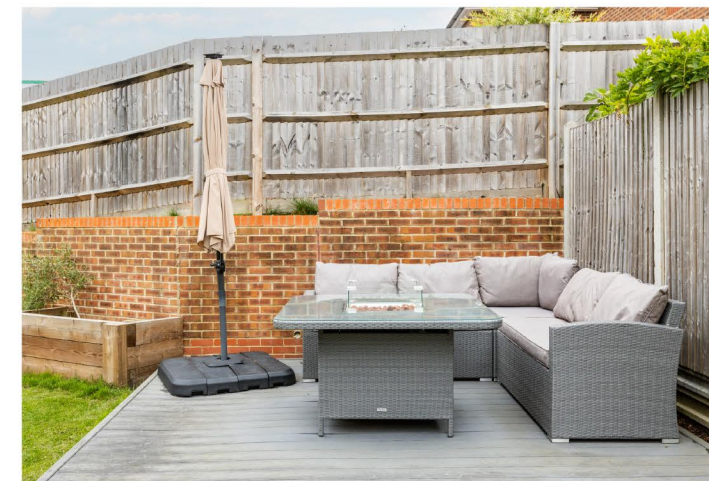


# Bath & Bed..

Upstairs, a central landing leads to three of the five well-proportioned bedrooms and the stylish family bathroom. The principal suite is a standout feature—stretching the full depth of the house, it offers an exceptional sense of space and privacy. The generous bedroom features a spacious dressing area complete with three sets of fitted wardrobes. The luxurious en-suite is the largest bathroom in the home, featuring a walk-in shower, a separate bath, and elegant finishes. A beautiful wooded outlook to the front adds a serene finishing touch. Also on this floor are the second and third bedrooms—both comfortable double rooms with ample space for wardrobes or additional furniture.

The top floor houses two further large double bedrooms, offering excellent flexibility. Whether used as guest accommodation, a games room, home office, or a private suite for an au pair or live-in relative, this floor adapts easily to your needs. A contemporary shower room serves this level, making it completely self-contained.





# An Outside Oasis...

Heading outside, the rear garden has been thoughtfully landscaped to create a truly inviting and functional outdoor space—an ideal retreat for both relaxation and entertaining. Rather than a single patio, the garden features multiple distinct seating areas, each designed to suit different moments throughout the day. Whether you're enjoying a quiet morning coffee in a sunny corner, dining al fresco with family, or gathering with friends for a summer evening drink, there's a spot to match every mood. The garden is framed by well-stocked planting beds filled with a variety of shrubs and flowers, offering year-round colour and interest. A spacious lawn provides room for children to play or for simply soaking up the sun in peaceful surroundings.

To the side, a detached garage offers excellent storage or secure off-road parking, with exciting potential for conversion—perhaps into a home gym, office, studio, or even an outdoor bar to complement the garden's entertaining spaces.

The private driveway comfortably accommodates two vehicles, with ample on-street parking available for guests. To the front, the property enjoys a lovely outlook across a woodland area and nearby children's play park—perfect for families and those who enjoy being close to nature. This green and open setting enhances the home's appeal and sense of space.

Tucked away on a quiet no-through road, the property benefits from a peaceful position with minimal traffic—ideal for those seeking a more tranquil, family-friendly environment.

# Out & About...

Campbell Mead lies off Timbergate Drive and forms part of Redrow's recently built Penlands Grange development, on the favoured west side of Haywards Heath. There is a real sense of family friendly community in the area and the house enjoys an enviable tucked away position close to a central green with play park for children.

For commuters, Haywards Heath's mainline station is easily accessible and provides fast & regular services to London (Victoria & London Bridge in c. 47 mins), Brighton (20 mins) and Gatwick International Airport (17 mins).

For shopping, both Waitrose and Sainsbury's Superstores are easily accessible, whilst The Broadway, with its array of bars, pubs & restaurants is also nearby – including Lockhart Tavern, Orange Square, Pizza Express and Gravlax Cafe & Bistro (great for a brunch).



The house falls into a favoured catchment area for Harlands Primary School and Warden Park Secondary Academy. There is plenty of open countryside nearby at Borde Hill and Blunts Wood – great for walking the dog. The beautiful villages of Cuckfield (1 miles west) and Lindfield (1.8 miles east) offer plenty of boutiques, cafes and restaurants and are well worth a visit.

By car, the surrounding areas can be accessed via the A272 and A23(M), with the latter lying 5 miles west of Warninglid.





**Approx. Gross Internal Floor Area 2270 sq. ft / 210.93 sq. m (Including Garage)**

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

Produced by Elements Property

# The Finer Details

Title Number: WSX423789

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Estate Charge: TBC

Services: Mains gas, water, electricity and drainage (not tested)

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



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