



**Hedgerows**

Orchard Way, Warninglid. RH17 5ST



**Mark Revill & Co**

# Hedgerows

Orchard Way, Warninglid. RH17 5ST

Guide Price £850,000

Hedgerows is a detached house of character built about 70 years ago set in delightful grounds extending to just over 1 acre. This is a unique opportunity to acquire a detached home with excellent potential for a substantial extension (subject to obtaining the usual planning consents) ideal for those who wish to create and design a home to their own specification. The house has the benefit of oil central heating and double glazing and incorporates 3 good size bedrooms, a spacious bathroom, 2 fine reception rooms, downstairs cloakroom and a kitchen/breakfast room. The grounds enjoy a favoured south easterly aspect and extend to 1.088 acres arranged mainly as lawns interspersed with a variety of trees with a dog kennel/store. There is a detached garage approached by a wide gravel drive and forecourt offering parking for 5/6 vehicles.

Situated at the end of a cul-de-sac in this established edge of village location lying close to the A23 which provides direct access to the motorway network, Gatwick Airport (13 miles), Brighton (16 miles) and the south coast. Haywards Heath lies 5 miles to the east and Horsham 8.4 miles to the north west both of which offer a wide range of shops, an array of restaurants, leisure facilities, several good schools and colleges and a mainline station (Haywards Heath to London Victoria/London Bridge 42-45 minutes). There are several footpaths in the vicinity and the South Downs is within a short drive offering a beautiful natural venue for countryside walking.



## GROUND FLOOR

**Entrance Porch** Tiled roof. Attractive hardwood panelled front door to:

**Hall** L shaped. Radiator. Tiled floor. Stairs to first floor.

**Cloakroom** Close coupled wc and basin. Double glazed window. Radiator. Tiled floor.

**Sitting Room** 15'11" x 14'2" (4.85m x 4.32m) Approached from hall via glazed panelled double doors. Triple aspect with outlook over the gardens. TV aerial point. 2 wall light points. 2 double glazed windows. Tiled floor. Double glazed casement doors to timber decking and garden.

**Family Room** 14' x 10'1" (4.27m x 3.07m) Triple aspect. Good size understairs storage cupboard. 2 wall light points. 3 double glazed windows. Radiator. Tiled floor. Double glazed casement doors to garden.

**Kitchen/Breakfast Room** 14' x 10' (4.27m x 3.05m) Inset stainless steel bowl and a half sink, adjacent L shaped worktop, cupboards, drawers, appliance space and wine rack beneath. Plumbing for washing machine. Fitted **4 ring halogen hob** with brushed steel extractor hood over flanked by wall cupboards, glazed wall unit. High level cupboard housing trip switches. Built-in brushed steel **electric oven**, cupboard under and over. Integrated tall **fridge** and **freezer**. Fitted peninsula breakfast bar. 3 double glazed windows. Radiator. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Galleried Landing** Attractive stained wood balustrade. 2 wall light points. 2 double glazed windows. Radiator.

**Bedroom 1** 15'11" x 14'1" (4.85m x 4.29m) Double aspect. Wall light point. 2 double glazed windows. Radiator.

**Bedroom 2** 14'2" x 10'1" (4.32m x 3.07m) Double aspect. Built-in double wardrobe. 3 double glazed windows. Radiator.

**Bedroom 3** 9'10" x 7'10" (3.00m x 2.39m) Double aspect. 2 double glazed windows. Radiator.

**Bath/Shower Room** White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, glazed shower cubicle, close coupled wc. Heated chromium ladder towel warmer/radiator. Radiator. Double glazed window. Ceiling downlighters. Fully tiled walls. Tiled floor.

## OUTSIDE

**Detached Brick Built Garage** 17'3" x 11'5" (5.26m x 3.48m). Up and over door. Personal door.

**Gravelled Drive and Forecourt** Offering parking for 5-6 vehicles. Approached via pair of timber 5 bar gates.

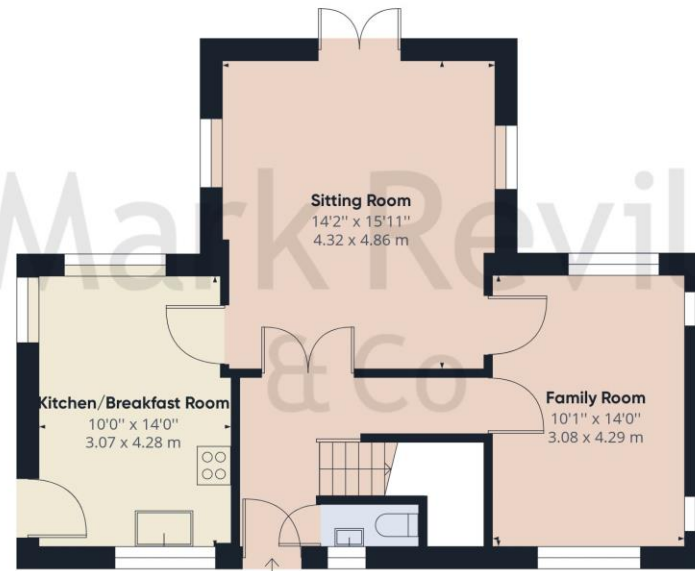
**Delightful Grounds Extending to just over 1 Acre** Arranged mainly to the south east facing rear and side of the house mainly laid to lawns interspersed with a variety of established trees and shrubs including silver birch, rhododendron, camellia, etc. with a wooded copse to the far corner. Timber decking and gravelled patio area adjacent to the house. **Kenel store** with outside runs. The gardens to the front are divided with picket fencing and are planted with a variety of established trees including evergreens, willow, etc. The grounds are fully enclosed by established trees and shrubs providing privacy and there is a rear gate which gives access to a nearby footpath. **In all 1.088 acres (0.44 hectares).**

## Private Drainage

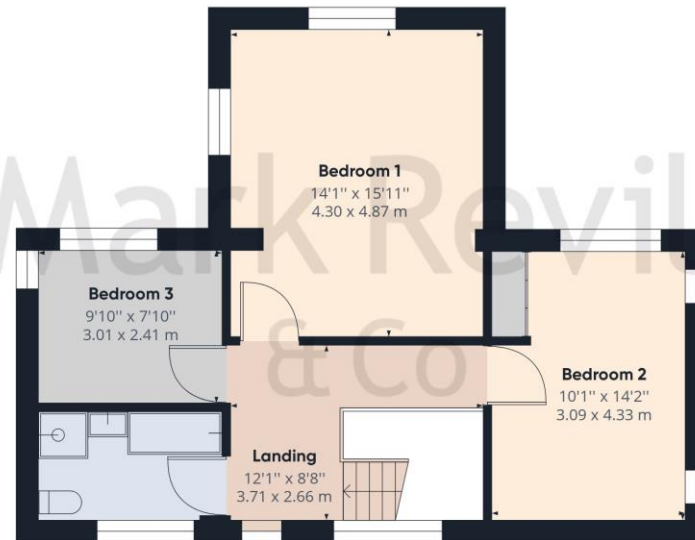
**Note:** Orchard Way is owned by all the residents, each holding 1 share in the road company. Annual payment of £150 per shareholder, this adds to the accumulating fund for the road maintenance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1185.20 ft<sup>2</sup>

110.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714

haywardsheath@markrevill.com

 Mark Revill & Co