

Hamptons

INTERNATIONAL



Amberley Close, Haywards Heath, RH16

5  2  2 

GUIDE PRICE

£1,180,000

(£1,175,000)

Property details



Key features

- **Two/Three reception rooms**
- **Kitchen**
- **Utility room**
- **Two bathrooms Four/Five bedrooms**
- **Large garden**
- **Parking**
- **Double car port**

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Description

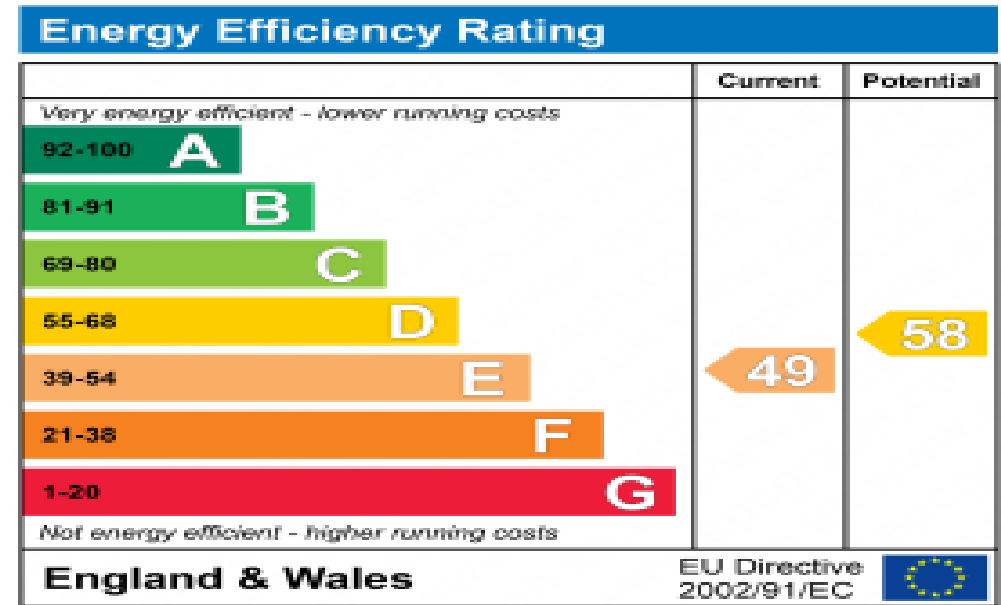
This enchanting home offers the best of both worlds - countryside charm, tucked-away privacy, and yet just minutes from transport links, green spaces, and leisure facilities. Tucked away in an exceptionally quiet and discreet setting, this Grade II listed detached barn conversion is a truly rare find - a home that feels as though it's deep in the countryside, yet is just a short stroll from Haywards Heath mainline station. Full of rustic charm, timeless character, and beautiful architectural features, this unique property offers an idyllic blend of rural tranquillity and commuter convenience. Approached via a peaceful lane with just three neighbouring homes, the barn's pretty wooden-clad exterior hints at the charm within. Step inside to discover a wealth of original features, including exposed timber beams, solid wooden floors, and the showstopping centrepiece - a double-height vaulted living room, flooded with natural light through its magnificent floor-to-ceiling window and additional side and rear glazing. This striking space exudes warmth and grandeur, ideal for both everyday living and entertaining. The ground floor offers versatile accommodation with two well-proportioned bedrooms and a stylish bathroom off the entrance hall - perfect for guests, older children, or adaptable as a home office or study if five bedrooms aren't required. A secondary reception room lies beyond - ideal as a dining room or playroom depending on your lifestyle - leading through to the country-style kitchen and practical utility room with direct access outside. Upstairs, you'll find three further bedrooms, a family bathroom, and the flexibility to reimagine the layout depending on your needs - whether as additional bedrooms or even a second living space to relax and unwind. Outside, the barn sits within a generous, private plot, with gardens wrapping around the property. The main south-facing garden is a wonderful suntrap - mainly laid to lawn and enclosed by mature hedging and majestic oak trees, creating a truly secluded retreat. There's also a double carport with storage space and parking for several vehicles. With Haywards Heath station just a short walk away, this home is perfect for commuters and young professionals, offering swift access into London and Brighton. For families, the location is equally ideal - nearby Beech Hurst Gardens offers a play park, tennis courts, and miniature railway, while the Dolphin Leisure Centre provides a swimming pool and gym just moments away. Situation Amberley Close is a sought after residential close situated on a no through road off of Bolnore Road, on the west side of Haywards Heath near Muster Green. The property is conveniently situated within a short walk of Haywards Heath mainline station (services to London Bridge/Victoria in approx 47 mins, Brighton 20 mins and London Gatwick 15 mins). The town centre is also close by and provides comprehensive shopping & leisure facilities as well as a number of well-regarded schools and recreation grounds. By car, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately 5 miles west at Warninglid/Bolney. Property Ref Number: HAM-60214 Additional Information Mid Sussex District Council Council Tax Band G Mains gas and mains drainage Grade II Listed TPO HH/01/TPO/98 New Roof installed in 2022





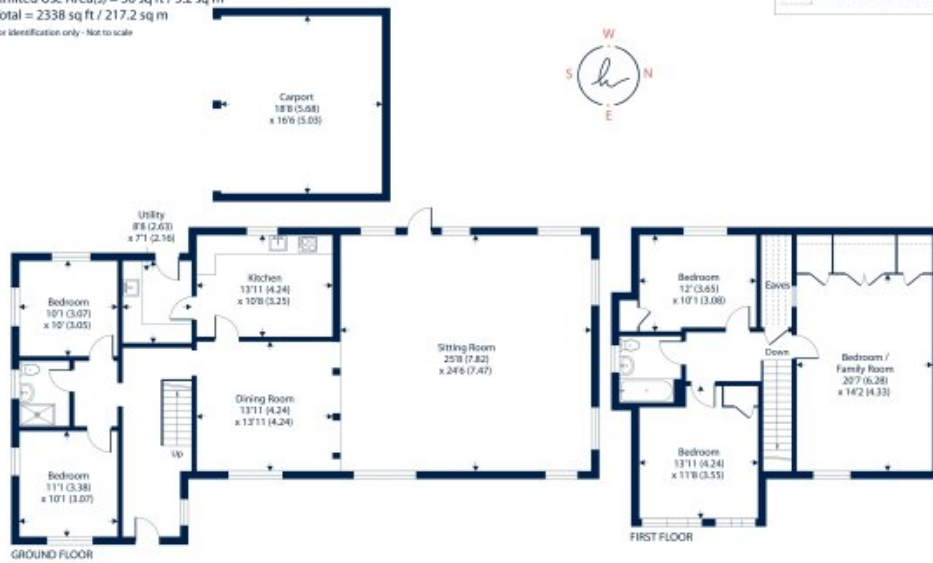






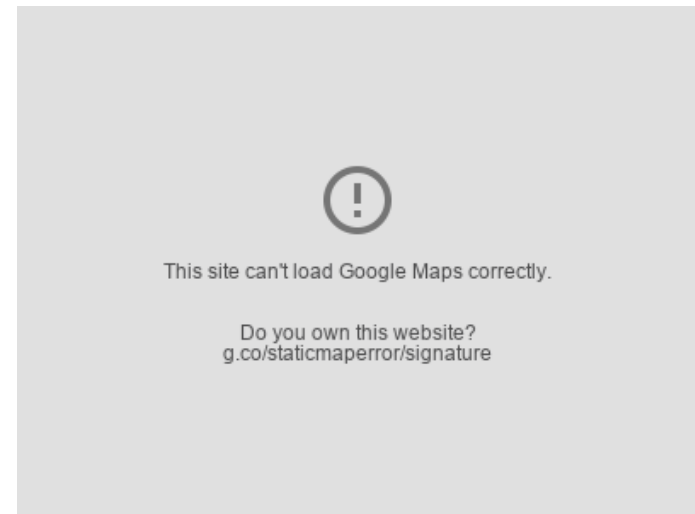
Floor plan

Approximate Area = 2282 sq ft / 212 sq m (excludes carport)
Limited Use Areas(s) = 56 sq ft / 5.2 sq m
Total = 2338 sq ft / 217.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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