



Green Lea

Clearwater Lane, Haywards Heath, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An outstanding luxury home with spectacular landscaped gardens, outbuildings and an annexe, in a coveted setting

A magnificent detached house with a wealth of luxury accommodation, bespoke fittings of the highest quality and stunning landscaped gardens. Occupying a peaceful rural position between Hayward's Heath and Burgess Hill, moments from local amenities and excellent transport connections, yet overlooking beautiful rolling countryside.



**HOUSE 5
ANNEXE 1**



**HOUSE 6
ANNEXE 1**



**HOUSE 3
ANNEXE 1**



**TRIPLE
GARAGE**



1.8 ACRES



FREEHOLD



RURAL



4329 SQ FT



**GUIDE PRICE
£2,950,000**

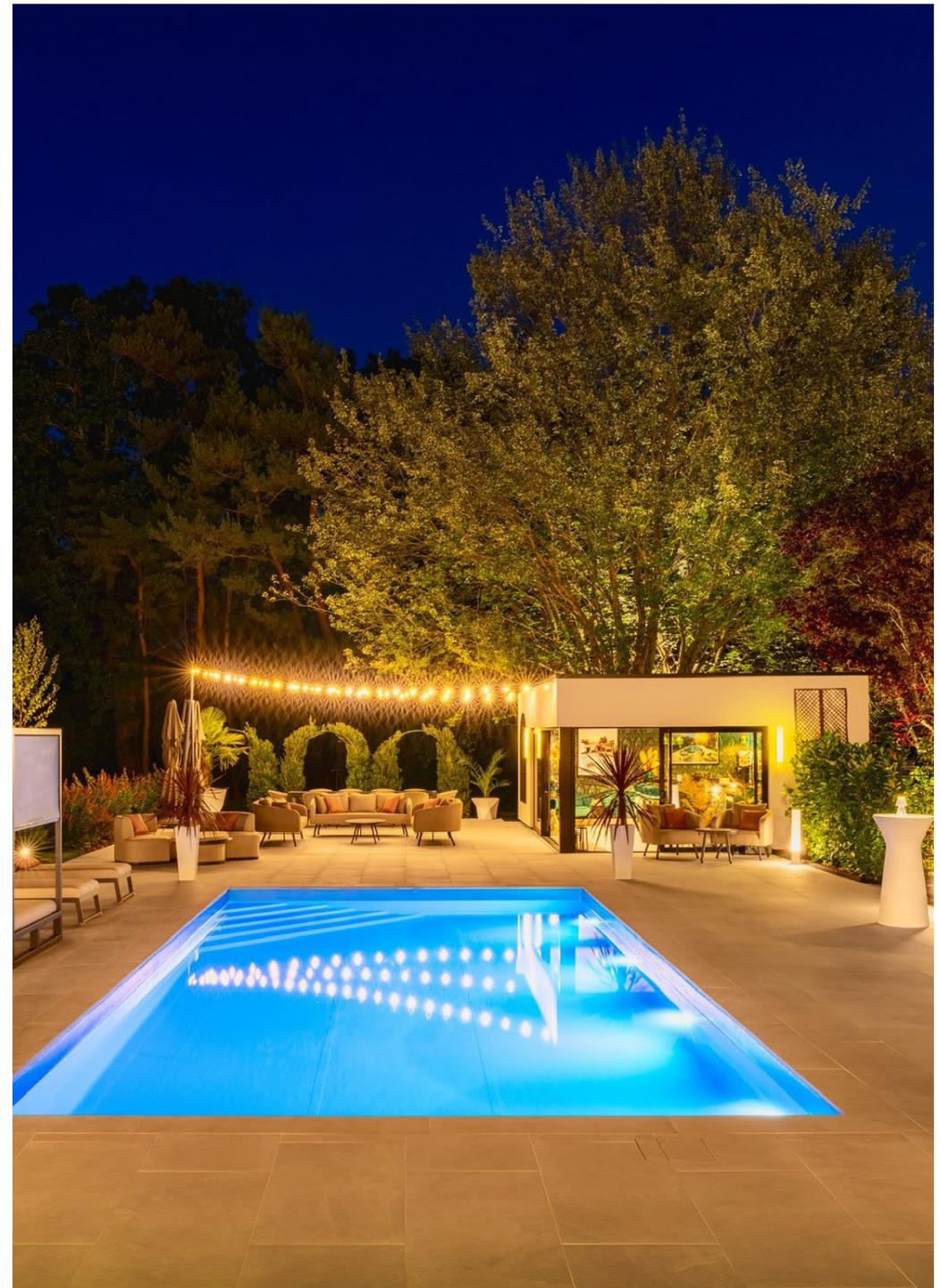
The property

Green Lea is a breathtaking, luxury detached house with more than 4,000 square feet of exquisite living space and spectacular gardens with various outbuildings. The property features elegant, thoughtfully designed and decorated living space with bespoke fittings to the highest specification, and includes six bedrooms and a self-contained, attached annexe offering valuable further accommodation.

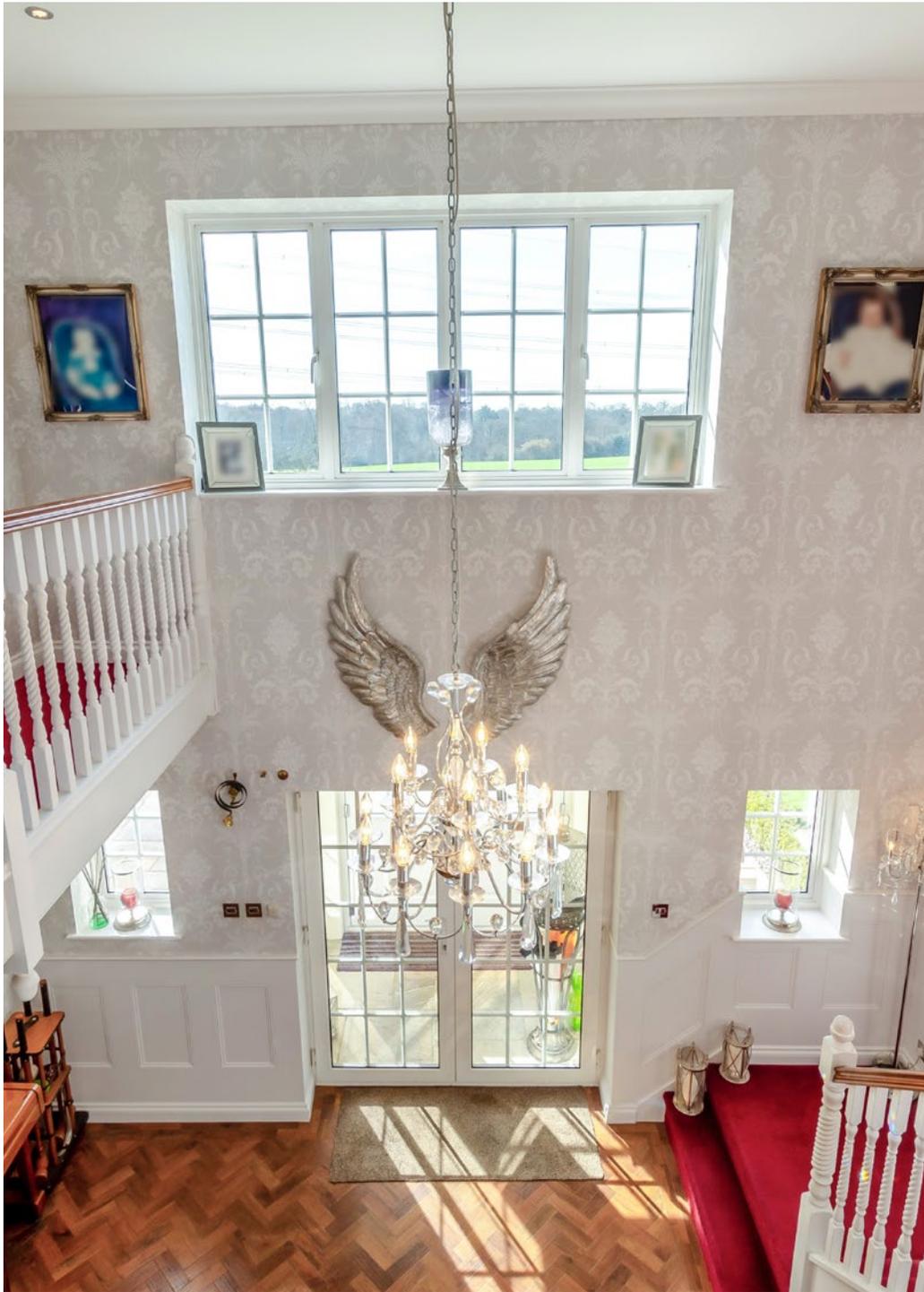
At the entrance to the home there is an impressive reception hall with Karndean flooring, a double-height ceiling with a galleried landing above and an ornate central chandelier light fitting. Double doors lead to the formal dining room, with its bi-fold doors to the south-facing front garden, with further double doors connecting the dining room to the formal drawing room. This handsome reception room has a fireplace fitted with a log burner, as well as full-height windows and French doors welcoming plenty of natural light. Towards the rear there is a well-proportioned family room with a spiral staircase leading to the upper level, while the 40ft kitchen and breakfast room is also

located at the rear, overlooking the beautiful garden. The kitchen/breakfast room and family room combined are ideal for entertaining, with the kitchen featuring handmade wooden fitted units, a vast central island with a breakfast bar and elegant lighting, plus integrated appliances. The breakfast area has a large ceiling lantern skylight overhead, as well as full-height windows and dual French doors to the garden, welcoming plenty of natural light and creating a connection to the outside space.

On the first floor there are five beautifully presented double bedrooms, one of which is currently used as a cinema room. The principal bedroom has French doors opening to a south-facing balcony, a large dressing room with bespoke built-in storage, and an en suite bathroom with a contemporary bathtub and a walk-in shower. Adjoining the principal bedroom is a study, which could be used as a further bedroom, while the first floor has one further bedroom en suite and a family bathroom. An additional double bedroom can be found on the second floor.









Property (cont.)

The separate annexe is found on the ground floor and adjoined to the main house via an internal door. It includes an open-plan sitting room and kitchen, one double bedroom, a dressing room and an en suite shower room, making it ideal for guests, staff or family members

Outside

At the front of the property, the paved driveway and turning circle has a beautiful water features at its centre, bordered by box hedging. There is plenty of parking space, as well as access to the detached triple garage. The front garden is south-facing and features pristine lawns and a sunny patio for al fresco dining, while to the sides and rear of the house there are well-tended lawns, paved and gravel pathways and terracing and a wealth of established hedgerows, shrubs and mature trees. There is also a wonderful pool area with a heated outdoor swimming pool and a large surrounding sun terrace, as well as a pool house, which houses a stylish bar area for entertaining.

Additional outbuildings include a barn, a shed and a safari-style "breeze house", providing further outside seating and dining space.

Location

The property is located in one of Haywards Heath's most desirable residential areas, combining leafy surroundings with excellent access to the town's amenities. The vibrant town centre offers a range of shops, cafés, restaurants and leisure facilities, alongside frequent mainline rail services to London Victoria and London Bridge from 40-45 minutes. Wivisfield station is within 1.2 miles, the area also provides local shopping facilities, Post Office and a public house. The nearby village of Lindfield provides a charming high street and community facilities, while the surrounding Mid Sussex countryside and local nature reserves offer excellent opportunities for walking, cycling and outdoor pursuits. Haywards Heath benefits from superb transport links, with the A272, A23 and M23 giving swift access to Gatwick Airport, Brighton and the wider motorway network.



Distances

- Haywards Heath 2.0 miles
- Lindfield 3.6 miles
- Scaynes Hill 4.1 miles
- Lewes 12.6 miles
- Brighton 13.5 miles
- Horsham 13.6 miles

Nearby Stations

- Wivelsfield Station 1.2 miles
- Hayward Heath 3 miles

Key Locations

- Glyndebourne Opera House
- Monk's House
- Firlie Place
- Nymans Gardens
- Wakehurst
- South Lodge Spa
- Leonardslee Gardens

Nearby Schools

- Warden Park
- Handcross Park
- Cumnor House School
- Hurstpierpoint College
- Ardingly College
- Great Walstead
- Worth
- Burgess Hill School for Girls
- Brighton College







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,329 sq ft (402 sq m)

Garage internal area 686 sq ft (64 sq m)

Annexe internal area 1,081 sq ft (100 sq m)

Outbuilding internal area 833 sq ft (77 sq m)

Total internal area 6,929 sq ft (644 sq m)

For identification purposes only.

Directions

RH16 4RX

what3words: //ground.that.apron

General

Local Authority: Mid Sussex District Council.

Tel: 01444 458166

Services: Mains water, electricity, oil fired heating and private drainage (compliant with current regulations) recently installed Starlink (satellite) gets +100 Mbps

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: D

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