



8 Bluebird Grove



Welcome to 8 Bluebird Grove

This stunning 'Highgate Five' design is a spacious five bedroom detached family home built by Redrow in 2020 and presents the perfect blend of sophistication and functionality.

Nestled on a quiet, no-through road in the desirable Penlands Grange development, close to open countryside and within walking distance of Harlands School and Haywards Heath Train station. This exceptional property, split over three spacious floors boasts a seamless blend of contemporary design, luxurious finishes, and a convenient location, making it an ideal haven for modern family living.





Luxurious open plan living

The heart of the home lies in the wonderful open kitchen, family, and dining area which seamlessly opens onto the patio and beautifully landscaped west facing garden. The dining and living area beckons with its inviting ambience and seamless flow outside through the bi-fold doors to the rear garden.





Living room

The ground floor features a generous living room, perfect for relaxing and entertaining guests. Large windows frame the glorious views towards woodland while allowing the room to flood with natural light, creating a warm and inviting atmosphere.





Master Suite

The principal suite features a spacious walk-in dressing room, providing an abundance of storage for clothing and accessories, while adding a touch of luxury to your everyday routine. The attached en-suite shower room features a large walk-in shower and his and hers sinks, creating a tranquil sanctuary within the home.







Room for friends

This modern home offers four more well-proportioned bedrooms, each thoughtfully designed to provide comfort and privacy. These bedrooms can accommodate family members, guests, or be utilized as home offices or hobby spaces, adapting to your unique lifestyle needs.



Two further bathrooms to accommodate all your family and friends are equally as stylish with the same high end bespoke finish.







Outside Oasis

To the rear, the garden is a true sanctuary—private, beautifully designed, and perfectly arranged for both quiet family moments and lively gatherings.

A large porcelain-tiled terrace sweeps across the back of the house, creating multiple zones for dining, lounging, and entertaining. Raised flowerbeds, bursting with hydrangeas and evergreens, add colour and structure, while beautifully maintained lawns cascade gently through smartly tiered levels.





Out and About

The property forms part of the highly desirable Penlands Green development on the northern fringes of Haywards Heath and benefits having open countryside as your backdrop and Borde Hill Estate only a short drive away.

As well as being only moments to the popular Harlands Primary, the home also falls into the catchment area for Warden Park Secondary Academy in Cuckfield and Haywards Heath 6th form college which is approximately a 15 minute walk. Independent school options of Ardingly, Handcross Park and Great Walstead are all close by.

Haywards Heath station is only a 20 minute walk, Waitrose and Sainsbury's supermarkets are within easy reach, as are a selection of other shops, cafes and leisure facilities. Haywards Heath town centre has a good range of shops, restaurants, cafés and bars along the Broadway and there are numerous social groups and sports clubs dotted around the town. The countryside offers an immediate escape via Blunts Wood (various footpaths dotted around the development) and can take you to neighbouring Cuckfield Village, Lindfield, or even further afield to Ardingly.

Brighton & Gatwick Airport can be accessed via Balcombe Road, Hanlye Lane and the A/M23, while London Victoria can be reached directly within 44 minutes from Haywards Heath station.



Ask the owner

Where do you go when you need...



School

Harlands Primary School is a short walk away and the development lies within the catchment for both Oathall and Warden Park Secondary Schools. A short drive away you will find Ardingly College, Brighton College Prep Handcross and Great Walstead.



Pub

There are a variety of great pubs to choose from in the nearby villages of Lindfield and Cuckfield. Bolney and Ridgeview Wine Estates are also close by.



Shopping/ day out

Both London and Brighton are easily accessible from Haywards Heath train station, just a little more than 10 minutes walk away. Horsham also offers a great variety of shops including John Lewis.



A walk

There are many country walks within the woods surrounding the development.



Groceries

Waitrose and Sainsbury's are both within walking distance and an M&S Foodhall can be found in Haywards Heath Orchards Shopping Centre.

The Finer Details

HOME

- Spacious 5 bedroom detached family home built by Redrow in 2020, offering over 2200 square feet & wonderful countryside views
- Spacious open kitchen, family and dining room with bi-fold doors that open on to the west facing rear garden
- Contemporary and stylish integrated kitchen with built in Bosch oven, 5 ring gas burner, integrated dishwasher, double fridge & freezer
- Spacious master suite with walk in dressing room and stylish en-suite bathroom with walk in shower

GROUNDS & LOCATION

- Landscaped West facing rear garden with large outdoor eating area & established year round planting
- Detached double garage with electric door and additional driveway parking for multiple cars
- Approximately 1 mile to train station serving London and quick links to Brighton and Gatwick by car as well as woodland walks on doorstep
- 5 years remaining of NHBC warranty, EPC rating B, Council Tax F



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bluebird Grove, Haywards Heath

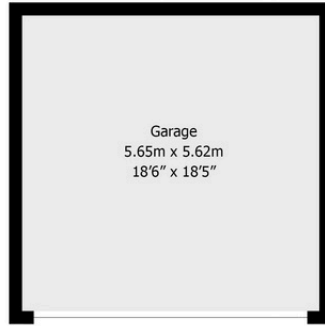
Approximate floor area 208.7 sq m/ 2246 sq ft



CARROLL

ESTATE AGENTS

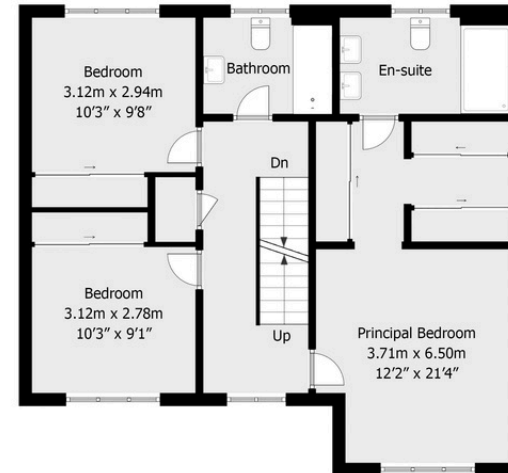
Outbuilding



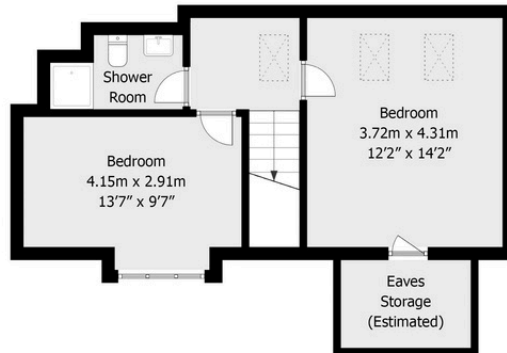
Ground Floor



First Floor



Second Floor



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

No responsibility is accepted for any errors and/or omissions.

Created by Property Photography UK exclusively for Carroll Estate Agents. All rights reserved.



CARROLL

ESTATE AGENTS

whatthreewords:///prefect.goad.wage

Proudly presenting... 8 Bluebird Grove. For any enquiries, please contact
Carroll Estate Agents using the below information:

info@carrollproperty.co.uk

07962 306496