

13 Campbell Mead





Welcome to 13 Campbell Mead

Nestled within the heart of the popular Penlands Green Development, this spectacular 5-bedroom Detached House stands as a testament to luxurious living.

Crafted by Redrow in 2021, this exquisite family home spans over 2200 square feet, boasting a meticulously landscaped rear garden and captivating countryside vistas that grace the frontage.

From the welcoming, rose scented porch to the luxurious and spacious interiors, this house will make the perfect home.







Luxurious open plan living

The kitchen is stylish and well thought out, featuring state-of-the-art Bosch appliances, including oven, oven/grill, 5 ring gas burner, dishwasher, double fridge, and freezer.





Wine and dine

A generous living room, perfect for relaxing and entertaining guests. Large windows frame the glorious uninterrupted views over the countryside while allowing the room to flood with natural light, creating a warm and inviting atmosphere.





Master Suite

The master 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, his and hers sinks and bespoke, Cut Company cabinetry, creating a tranquil sanctuary within the home.



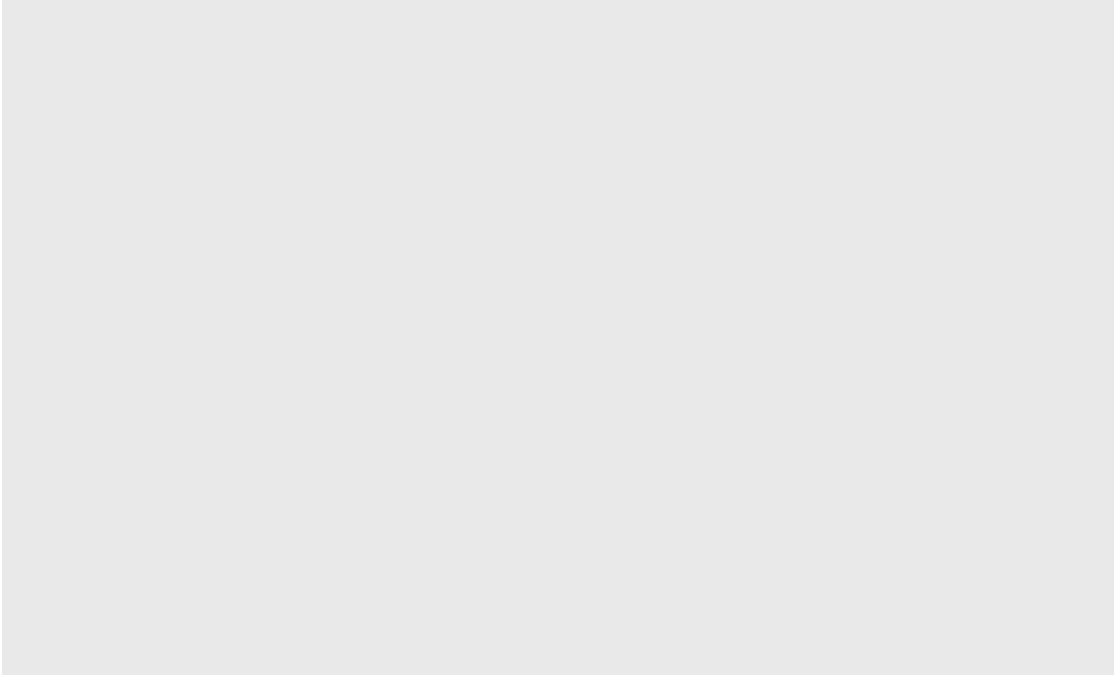


Room for friends

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.





Ultimate al-fresco

A lush lawn greets you from the bi-fold doors and leads you to the raised seating area sitting underneath a pergola, perfect for watching the sun go down while you wine & dine your guests in the comfort of the built in bbq area. Stylish planting in the beds includes, flamingo trees, an abundance of roses and low-level shrubs soften the space.





Raise a glass!

A stunning garden room has been created where the garage once was. The space is flooded with natural light and features an island with breakfast bar and space for four bar stool as well as ample cabinet storage.





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.

The Finer Details

HOME

- Spacious 5 bedroom detached family home built by Redrow in 2021, offering over 2200 square feet & wonderful countryside views
- Spacious open kitchen, family and dining room with bi-fold doors that open on to the large 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 North facing rear garden with large outdoor eating area & established year round planting
- A stunning garden room featuring an island with breakfast bar and space for four bar stools
- 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		

Campbell Mead, Haywards Heath

Approximately 204.9 sqm (2205.7 sqft)



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Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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Proudly presenting... 13 Campbell Mead. For any enquiries, please contact
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