



WEST
COMMON

Twenty Eight



Coming to the market for the first time in over 30 years, 28 West Common presents a rare opportunity to acquire a generous five bedroom detached home imbued with character and charm.





Welcome Home

This wonderful home is beautifully presented throughout and located in one of the best locations, within easy reach to both Lindfield High Street and Haywards Heath station and set behind a tall hedgerow with an expansive driveway offering ample parking for multiple cars.





Soak up the Views

Stepping through the front door, you are greeted by a welcoming hallway that splits left and right. The delightful living room is full of charm and warmth, with a beautiful exposed brick fireplace and wood-burning stove creating the perfect spot to gather on a cosy evening.



A solid wood mantel and stone surround frame the heart of the room, while homely touches such as soft blue sofas, patterned curtains, and unique decorative pieces add real character. Natural light pours in through the large windows to the front and doors to the rear, enhancing the welcoming atmosphere and making this a space that feels instantly comfortable. With its parquet flooring and thoughtful details throughout, this is a room that's just made for relaxing with family or enjoying quiet moments by the fire.



Wine & Dine

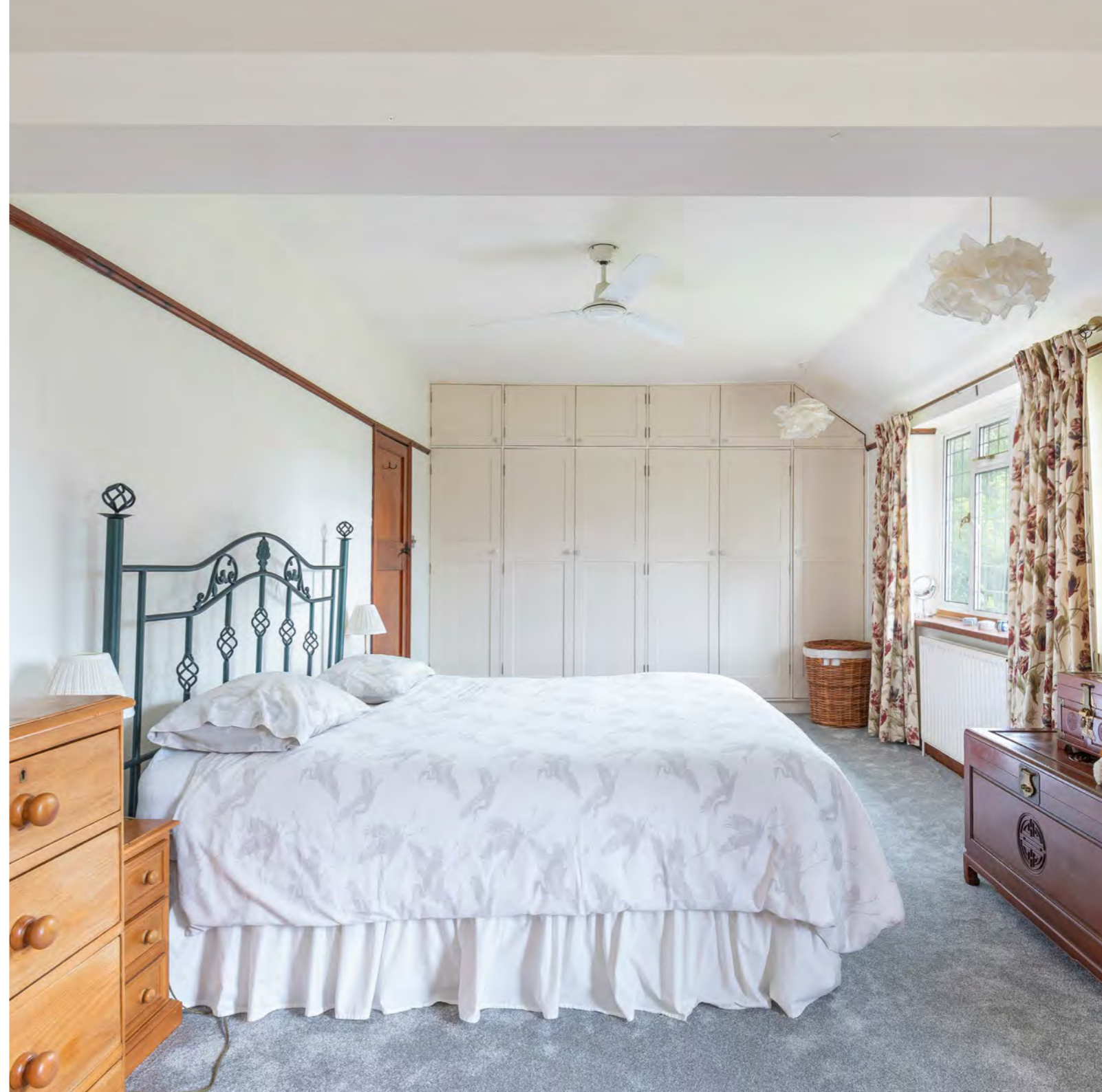
Interconnecting doors open into the tastefully appointed dining room with patio doors set in a lovely bay and opening out to a delightful patio, perfect for al fresco dining and entertaining guests under the vine covered pergola. Through another door, the country-style kitchen with tiled floor and half-tiled splash back, overlooks the verdant garden and enjoys an abundance of shaker style cabinets, Rangemaster cooker, stone worktops and spacious breakfast area. Off the hallway, you will find access to the integral garage, utility room and downstairs cloakroom before arriving back in the entrance hall.

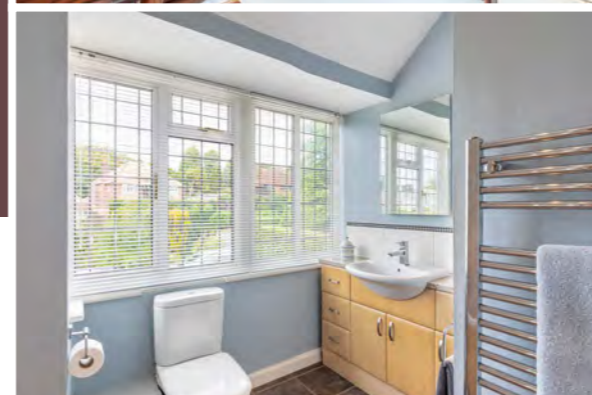
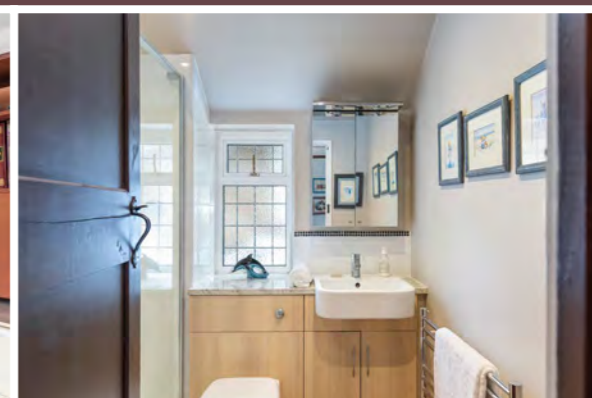
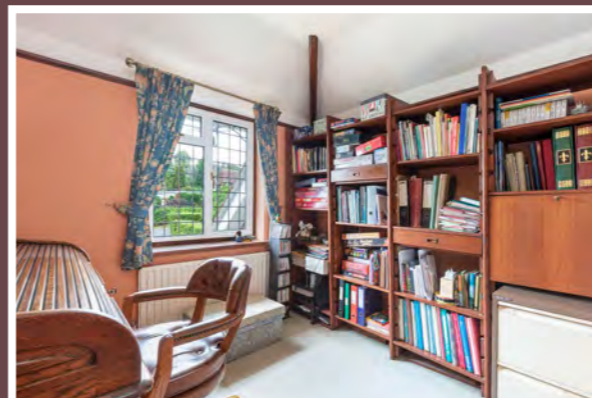




And so to Bed

Climb the solid oak staircase to the first floor, there is space for all with five well appointed bedrooms and further study. The principal bedroom, measuring over 25 feet in length, has an abundance of built in wardrobes, and is spacious, bright and enjoys wonderful views over the rear garden and beyond.





There are two family bathrooms that serve the bedrooms, one with a large contemporary shower and the other bathroom, fitted with a three-piece suite including bath. A well lit study or 6th bedroom offers further room to work from home or create a 'hobby' room. There is further access to a partially boarded loft.




In spring and autumn, the summerhouse makes a cosy place to read, have a coffee or sip a glass of wine while the sound of the stream is soothing and the little birds flit among the trees. Also in the spring you hear the bleating of lambs and can watch them gambol in the field at the bottom of the garden.




Alfresco Evenings

The allure of this property extends beyond its walls to the meticulously landscaped garden, featuring a generous patio enveloped by vines under the pergola that lead off the living areas of this wonderful home. A garden path meanders through the established planting and leads you to one of the many seating areas while you listen to the gentle trickle of the water feature, watch the birds flit amongst the trees or simply enjoy the tranquillity of this wonderful outdoor space. Past the summerhouse, a lush expanse of lawn is well screened on both sides offering privacy and connection to nature, whilst also serving as a magical place for children to play safely. A large garden shed is well hidden and two raised vegetable beds encourage the green-fingered among us to provide farm to table freshness.





With a location that marries convenience and tranquillity, residents can relish in a lifestyle of ease, just a short stroll from Lindfield High Street's bustling cafés and boutique shops, and a leisurely walk away from Haywards Heath Station, connecting you to the bustle of the city.



Ask the Owner

Where do you go when you need...



Groceries

Waitrose and Sainsbury's are within walking distance, as is the Coop in Lindfield



A walk

You are spoilt for choice! Scrase Valley can be reached from the house, Blunts Wood, Borde Hill, the reservoir at Ardingly and the Showground are all a short drive away or further away is the South Downs Park



School

Oathall College and Lindfield's two primary schools are within walking distance. Great Walstead and Ardingly College are both nearby



Evenings

There are multiple restaurants catering for all tastes in Haywards Heath



Shopping/ day out

Lindfield has some interesting independent shops or M&S in Haywards Heath has both food and clothing. Further afield, Horsham or Brighton are easy to reach and London is just 40 minutes away by train



A local pub

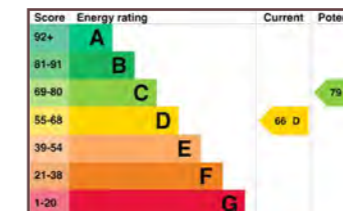
The nearest pub is The Witch but there are three further pubs on the High Street

Key Features

- Large detached 5 bedroom house set back from the road and within walking distance of Lindfield High Street
- Separate formal reception room with original parquet flooring, log burner & wonderful views down the garden
- Country style kitchen overlooking garden and separate dining room with doors out to the patio
- First time to the market for over 30 years & over 2400 square feet of accommodation
- Five spacious bedrooms, separate study & two family bathrooms
- Driveway parking for multiple cars, utility room and single garage
- Stunning patio under vines, landscaped garden and large area of lawn overlooking Oathall Farm
- Just over half a mile walk to Haywards Heath Station & Lindfield High Street
- EPC rating D & Council Tax Band G



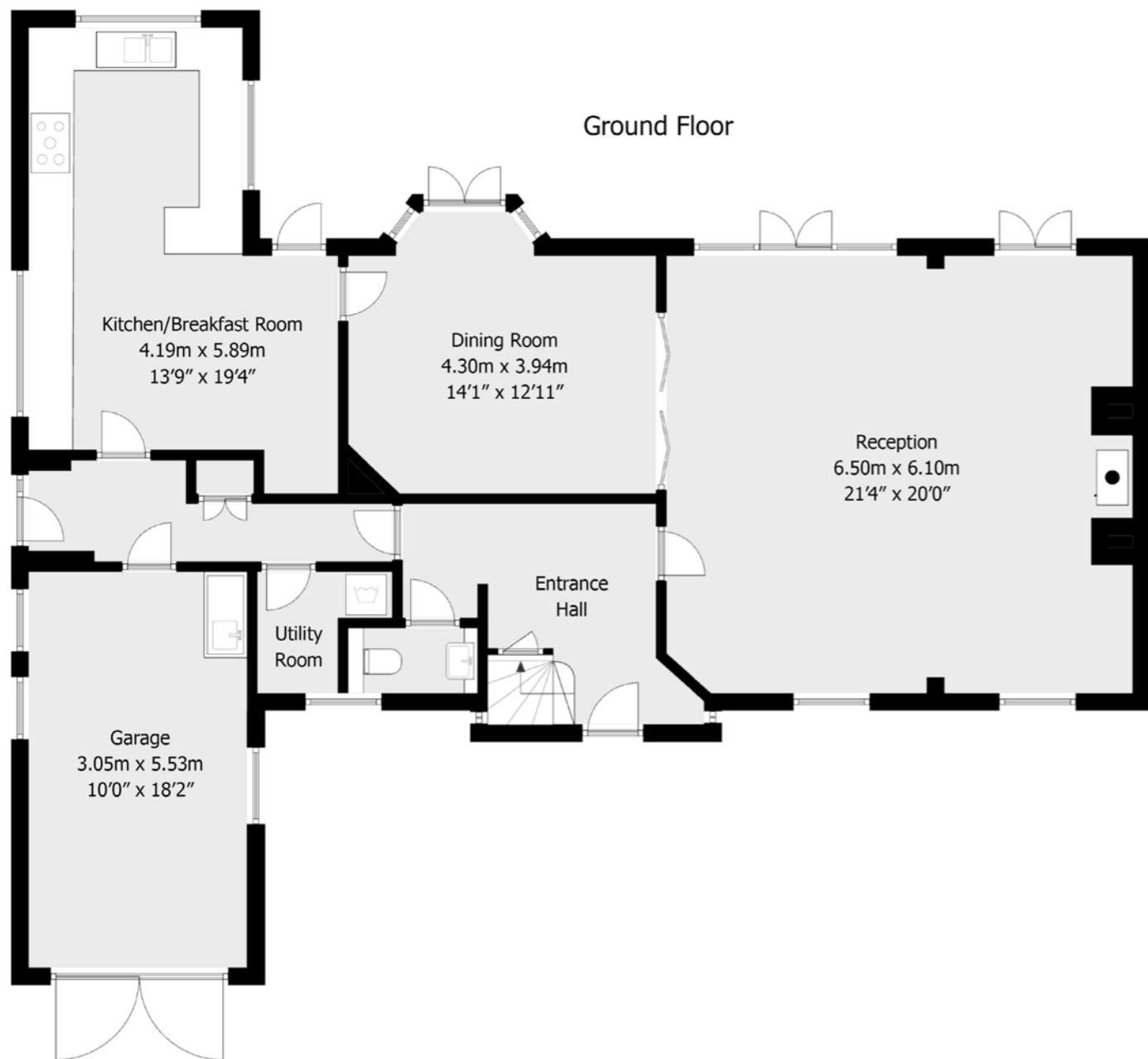
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Steven's
Video



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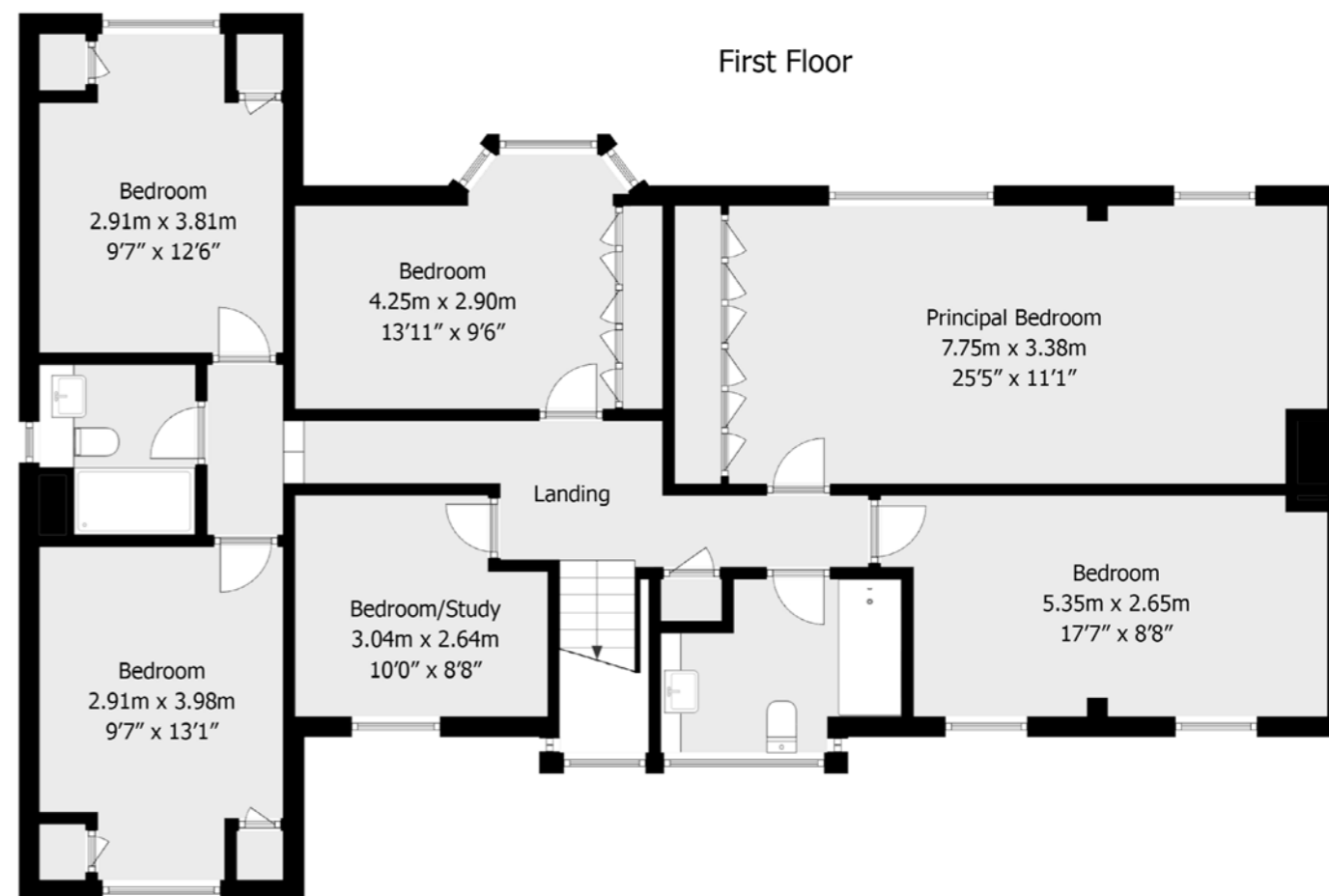
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