





## CONTEMPORARY ELEGANCE, TIMELESS SCALE

Nestled along the leafy, prestigious stretch of Oathall Road, where the convenience of Haywards Heath meets a sense of serenity, experience a masterclass in light, space, and modern architectural flair. Spanning an impressive 2,739 sq. ft, this five-bedroom detached residence offers a seamless marriage of sophisticated entertaining zones and quiet family sanctuaries, all wrapped in a layer of understated luxury.





Set back behind secure gates and a mature hedge, the arrival at Lavender House is one of privacy and poise. The expansive block-paved driveway provides ample parking, framed by the architectural promise of the home's handsome brick facade and gabled roofline. Step through the front door into a generous entrance hall, where the scale of the home immediately reveals itself. Rich parquet flooring underfoot provides a warm, textural welcome, leading you toward the heart of the home.





## THE ART OF ENTERTAINING

The rear of the property is dominated by a spectacular kitchen and breakfast suite, a space clearly designed for the rhythms of modern life. Bathed in natural light from a magnificent, glazed atrium ceiling, the kitchen features sleek, minimalist cabinetry, both gas and electric cooking hobs and an abundance of storage, while a large central island with an integrated wine cooler offers the perfect place for congregating while dinner is prepared. Whether it's a quick school-morning coffee or a celebratory weekend brunch, this room serves as the social heartbeat of the home. Opening out from the kitchen, the garden becomes an extension of the living space through wide doors that invite the outside in.

*"The way the light follows you through the house, especially in the kitchen under the atrium, makes even the simplest morning feel special."*







## RESTFUL RETREATS

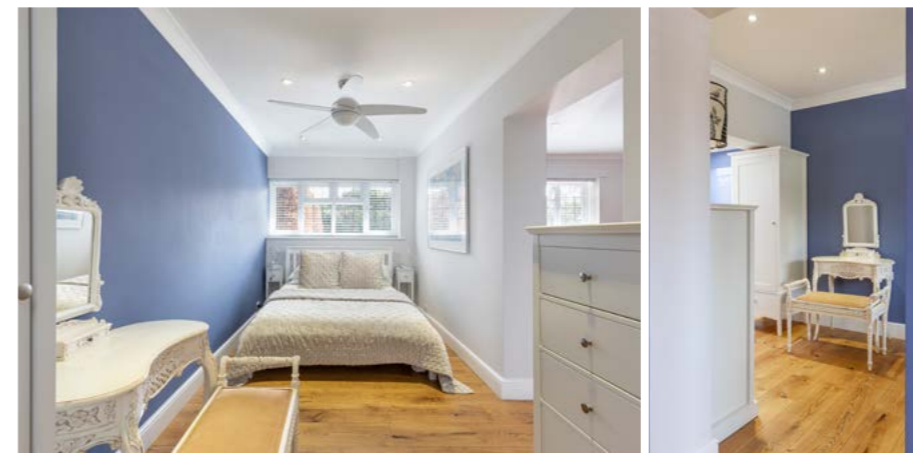
For more formal affairs, the separate dining room with its rich oak flooring and double-aspect views offers a refined backdrop for hosting, while the primary reception room provides a peaceful retreat. Here, twin sets of French doors with bespoke wooden shutters open to the garden, while the parquet flooring and elegant bay window create an atmosphere of calm sophistication. The thoughtful “broken-plan” layout ensures that while the home is sociable, pockets of privacy are never far away. Off the hallway, a dedicated study with side garden views provides a quiet corner for home working or a peaceful library.







Uniquely positioned on the ground floor, a secondary guest suite with its own en-suite offers the ultimate flexibility for visitors or multi-generational living.





## AND SO TO BED

Tucked privately on the first floor, the principal suite is a sprawling haven featuring a Juliette balcony that overlooks the verdant gardens. A dedicated walk-in wardrobe leads to a luxurious en-suite bathroom, finished with sleek grey tiling, a double vanity, and a contemporary walk-in shower.





Three further double bedrooms (one with en-suite shower room) offer their own individual character and shuttered windows ensure there is room for all to thrive. The family bathroom is a sanctuary of its own, elegantly tiled and featuring a modern freestanding bath alongside a separate rainfall shower.





## INDOOR- OUTDOOR HARMONY

The rear garden is a private, leafy escape, where a level lawn is bordered by mature pines and established shrubs. The extensive sandstone terrace is perfectly positioned for al fresco dining, featuring a timber pergola for shaded summer evenings. Beyond the lawn, a tranquil garden pond with a decorative heron adds a final touch of serenity to this outdoor oasis. To the front and behind handsome electric gates, a double car port ensures privacy and practicality while the adjoining timber workshop offers versatile solutions for hobbies and home maintenance.





## OUT & ABOUT

Oathall Road enjoys a premier position within Haywards Heath, balancing the quiet calm of a residential avenue with easy access to the town's vibrant heart. The mainline station is a short distance away, offering fast and frequent services to London Victoria and London Bridge in approximately 45 minutes, as well as direct links to the coast. For leisure, The Broadway provides an excellent selection of bars, bistros, and independent restaurants, while the rolling beauty of the High Weald and the South Downs National Park offer endless opportunities for exploration. Families are perfectly placed with a range of highly regarded state and independent schools all within easy reach.



## Oathall Road, Haywards Heath

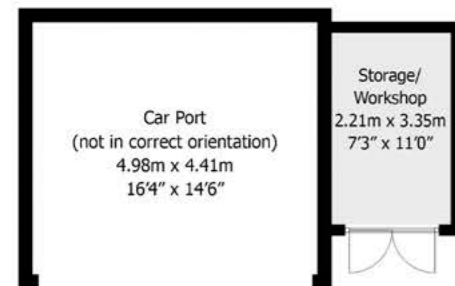
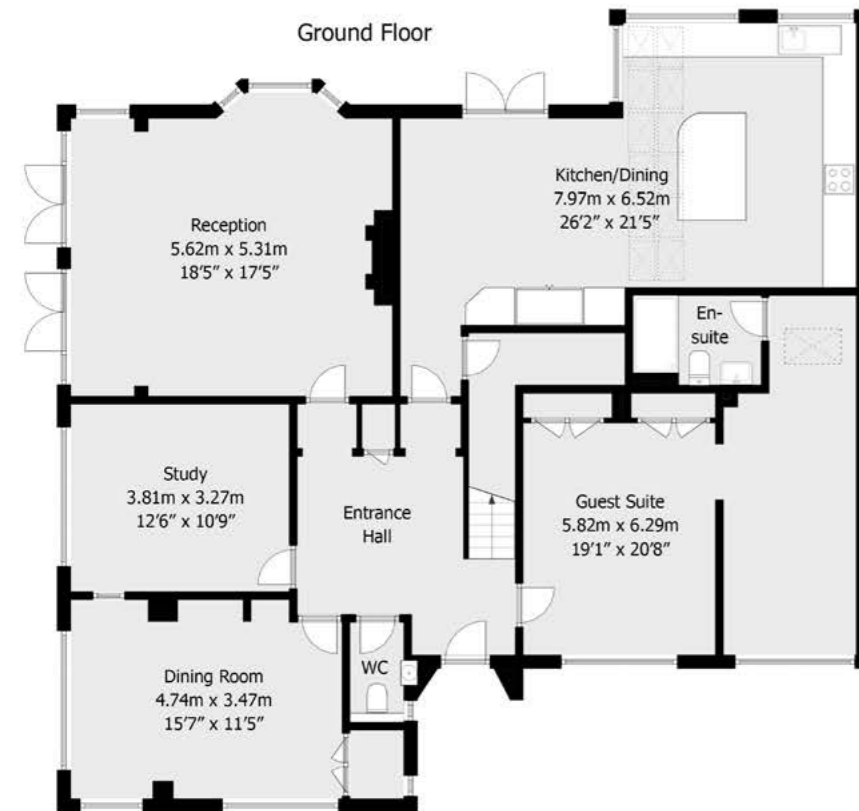
Approximate floor area 254.5 sq m/ 2739 sq ft



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## KEY FEATURES

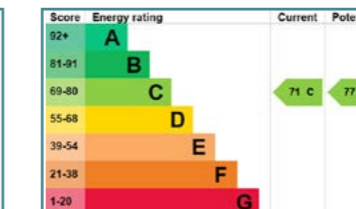


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- Handsome detached home set behind secure electronic gates with a substantial block-paved driveway providing ample parking
- Over 2,700 sq ft of meticulously designed living space, offering a perfect balance of open plan flow and private retreats.
- A sleek kitchen equipped with a large central island, integrated wine cooler, and high-specification appliances.
- French doors and expansive glazing connect the principal reception rooms to the sandstone sun terrace and separate dining room and study
- A sprawling master suite featuring a Juliette balcony, a dedicated walk-in dressing room, and a spa-like en-suite.
- Four further double bedrooms (two with en-suite) and additional contemporary family bathroom
- A beautifully landscaped, level rear garden featuring mature pine trees, a tranquil pond, and a timber pergola for al fresco entertaining.
- Ideally located within easy reach of Haywards Heath mainline station, offering direct rail links to London in under 45 minutes.
- Bespoke Oak Framed double car port and additional workshop
- EPC rating C
- Council Tax Band G (£4,089.35)



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