



*Clearwaters Lane*

Haywards Heath

mishons

Occupying a peaceful semi-rural position between Haywards Heath and Burgess Hill, Green Lea is an impressive detached family home extending to over 5000 sq ft, set within 1.8 acres of beautifully landscaped gardens and surrounded by green corridor fields with far-reaching views across the Sussex countryside.

Offering exceptionally versatile accommodation, Green Lea comprises six bedrooms, a self-contained annexe and a variety of useful outbuildings, all conveniently positioned close to excellent schools, amenities and transport links.

A striking reception hall with double-height ceiling and galleried landing leads to the principal reception rooms. The elegant drawing room features a wood-burning stove and opens onto the gardens, while the formal dining room benefits from bi-fold doors to the south-facing front garden. At the heart of the home is an impressive 40ft kitchen/breakfast room with a handcrafted Smallbone kitchen, central island and extensive glazing, creating a wonderful space for family life and entertaining. A separate family room provides additional living space.

The first floor offers five double bedrooms, including a superb principal suite with dressing room, en suite and private south-facing balcony. A study adjoining the principal bedroom could also serve as a nursery or additional bedroom. A further en suite bedroom and family bathroom complete this floor, while the second floor provides an additional double bedroom.

Connected to the main house, the self-contained annexe provides ideal accommodation for guests or multi-generational living, comprising an open-plan sitting room and kitchen, double bedroom, dressing room and en suite shower room.

The property benefits from underfloor heating, a pressurised water system and an integrated sound system throughout the principal rooms and outdoor entertaining areas.

Approached via a sweeping driveway with central water feature, the house enjoys extensive parking and a detached three-car garage. Beautifully landscaped gardens surround the property, complemented by a heated swimming pool, pool house with bar area, barn, storage shed and a safari-style breeze house, creating exceptional spaces for entertaining and outdoor living.

Situated on the edge of Haywards Heath, Green Lea combines a semi-rural setting with easy access to mainline rail services to London, highly regarded schools including Hurstpierpoint and Ardingly Colleges, and the beautiful Mid Sussex countryside.

▶ *Asking Price* £2,750,000

---

7



6



4



D





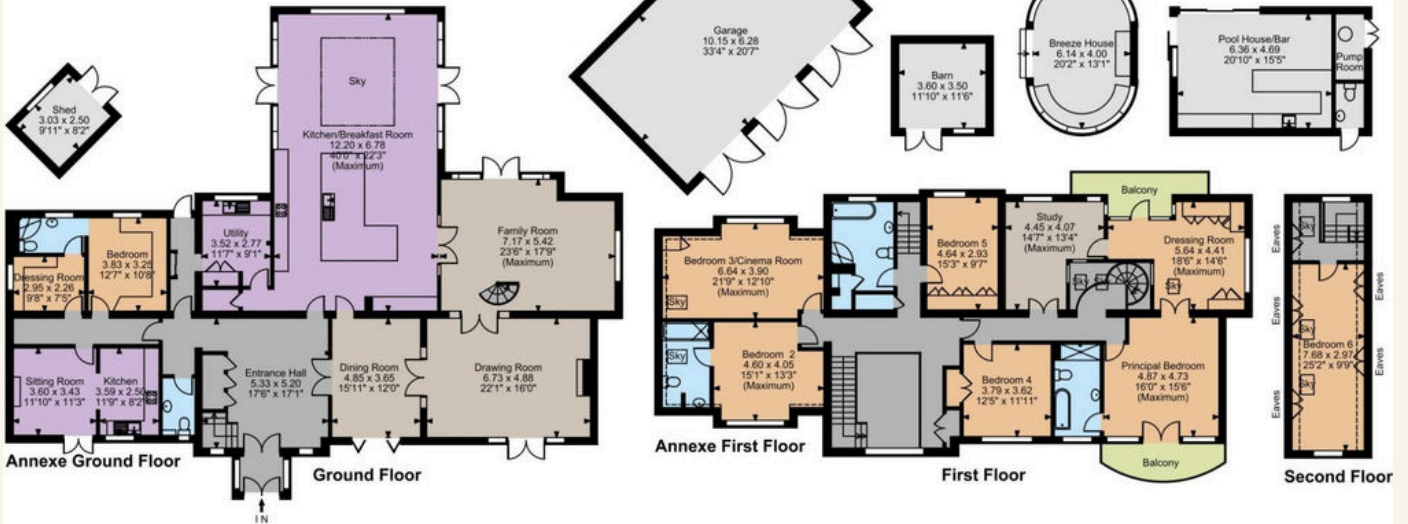
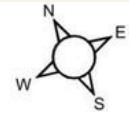




**TOTAL FLOOR AREA:**

6929 sqft / 644 sqm

**Green Lea Clearwater Lane, Haywards Heath**  
**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 ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

--- Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8680010/LCO



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

---

### *Mishons* & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram  
@wearemishons or visit [mishons.com](http://mishons.com)