



'Hatchlands' Hammingden Lane, Highbrook, RH17 6SS

Price £785,000 Freehold

Mansell McTaggart Lindfield



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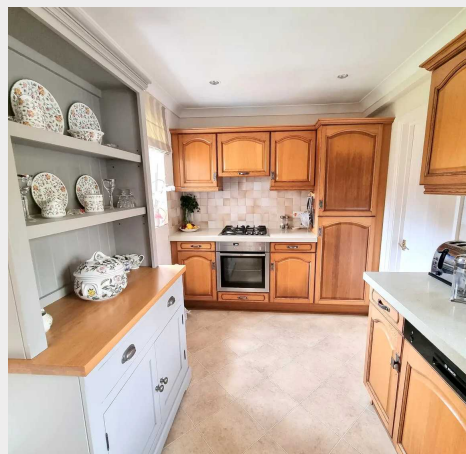
EPC Rating: E and Council Tax Band: G

SMALL SEMI-RURAL HAMLET LOCATION

This charming 4 bedroom, 2 bath/shower room detached home was built by Berkeley Homes in 1990 and is surrounded by countryside with ample opportunity for alteration / enlargement (STPP).

The generous 1,744 sq ft of accommodation (including the garaging) briefly comprises:

- Reception Hall + Cloakroom/WC + Home Study / Play Room / Bedroom
- Kitchen / Breakfast Room + appliances
- Separate Utility Room with washing machine + tumble dryer
- Generous open plan Sitting / Dining Room + feature multi-burner
- Spacious first floor landing + ladder to large insulated loft space
- 4 first floor bedrooms + Family Bathroom
- Principle Bedroom + built-in wardrobes + En-Suite Shower Room
- Driveway Parking + Double Garage (including a built-in Workshop/Gym)
- L-shaped sunny South / West facing Side + Rear Gardens (60' wide max x 62' max deep)
- Excellent potential for side extension + large loft conversion, if required (STPP)
- Gas fired central heating to radiators + timber framed double glazed windows



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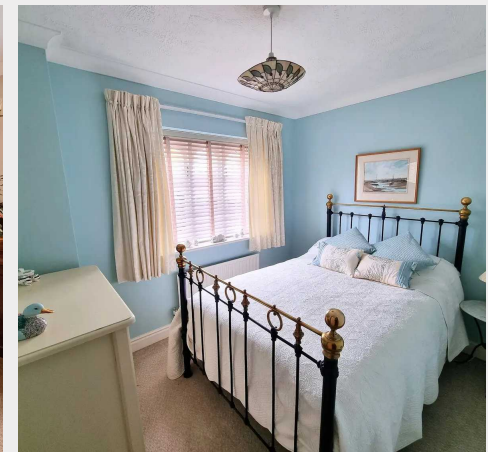
LOCATION

The property is situated in the heart of this small rural hamlet close to the church and surrounded by other interesting and character properties. The village is totally surrounded by glorious rolling countryside, interspersed with footpaths and bridleways linking with the neighbouring districts, villages and in particular Ardingly.

Highbrook is situated approximately 2 miles to the north east of Ardingly where there is a pretty High Street with numerous shops, stores and other facilities. Other basic daily needs can be found in the villages of West Hoathly and Sharpthorne to the north. **Haywards Heath** town centre is approximately 5.5 miles to the south west and provides a comprehensive range of shops, leisure facilities, schools and a **Mainline Railway Station** offering fast and regular services to London (Victoria/London Bridge both 47 minutes) and the south coast (Brighton 20 minutes). **East Grinstead** is approximately 7 miles to the north east where there is also an extensive range of shops, leisure facilities and railway station. **By road**, access to the major surrounding areas can be gained via the B2028, the A264 and the A/M23, the latter providing swift vehicular access to Gatwick Airport and the M25.

DIRECTIONS

From Lindfield High Street proceed north on the B2028 towards Ardingly. After approximately 2 miles turn right into Burstowhill Lane (signposted Highbrook). Burstowhill Lane then becomes Hammingden Lane and after 1.2 miles turn right by the Church and 'Hatchlands' is on the right hand side.





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