



36 Barncroft Drive, Lindfield, West Sussex, RH16 2NL

Guide Price £765,000 Freehold

Mansell McTaggart Lindfield



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EPC Rating: C and Council Tax Band: F

* PLEASE WATCH VIEWING VIDEO *

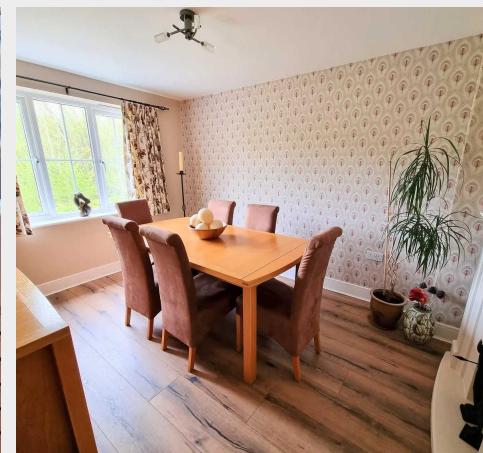
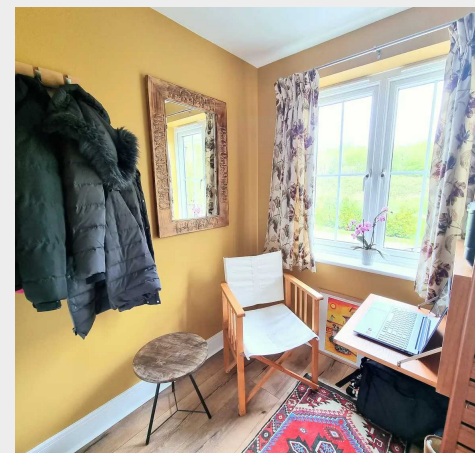
A tucked away detached family home with **SOUTH WEST** facing **Rear Garden** that was originally built by Barratt Homes in 2012 to 'The Viburnum' design. The owner created an extra En-Suite Shower Room and now provides 4 Bedrooms, 3 Bath/Shower Rooms and 3 Reception Rooms.

The accommodation comprises:

* **Reception Hall** with storage and stairs to first floor
* **Cloakroom/WC** fitted white suite * **Study** with front views * **Sitting Room** with space for electric fire and double doors to garden * separate **Dining Room** * open plan **Kitchen / Breakfast Room** with granite worksurfaces and integrated fridge, freezer, dishwasher, washer/dryer, 5-ring gas hob, oven and door to garden *

First floor landing with loft hatch * **4 good sized bedrooms** (2 with built-in wardrobes providing hanging and shelving) * **2 En-Suite Shower Rooms** * Modern white **Family Bathroom** * Gas central heating – underfloor heating to ground floor and radiators on first floor *

Estate Charge: £107.16 per half year (January – June). Hunters Estates & Property Management Limited, 1 Church Road, Burgess Hill, RH15 9BD. Tel: 01444 254400



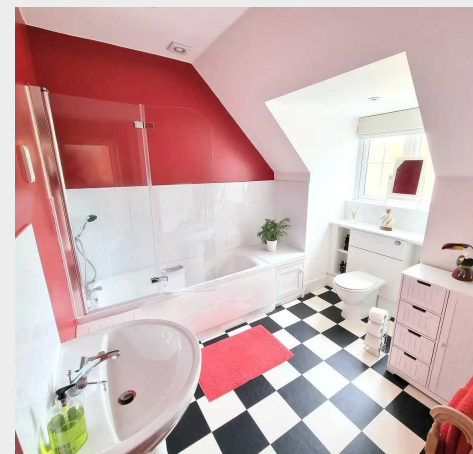
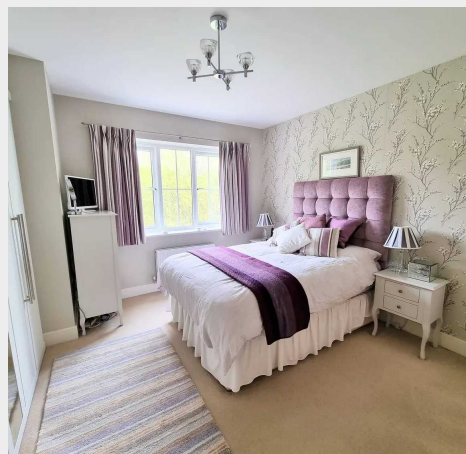
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OUTSIDE - to the front is an enlarged **Private Driveway** for 2 vehicles, external gas and electric meters, an attached **Garage** with up and over door, power and lighting, wall mounted 'Worcester' gas fired boiler and door to garden. Gated side access leads around to the enclosed **47' x 36' Rear Garden** with spacious full width paved patio adjoining the house, timber sleepers, steps up to the lawned garden, raised timber deck, summerhouse, colourful and mature plants, flowers and shrubs plus water tap and lighting.

LOCATION - The property is situated along the top edge of The Limes development. This special location offers views across open countryside yet the property is in the heart of Lindfield within a short walk of local shops, stores, boutiques, churches, pond and common. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. **By road**, access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and M25.

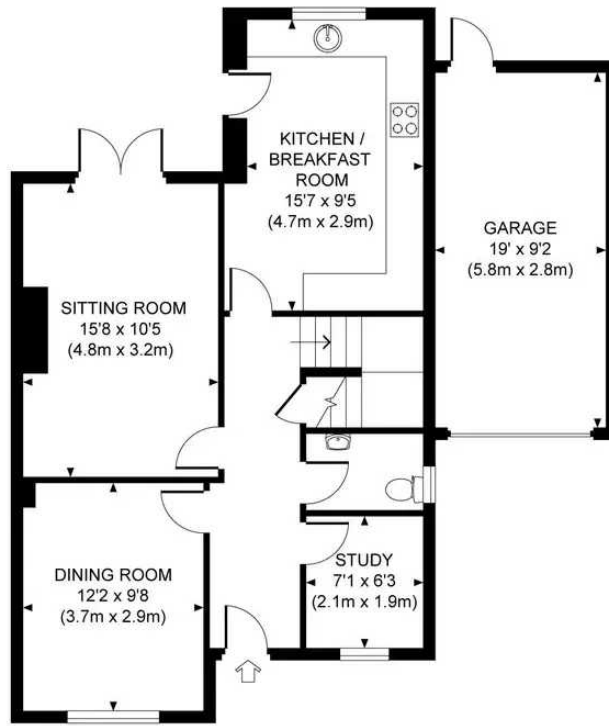
Schools ... Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (2.9 miles).

Station ... Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

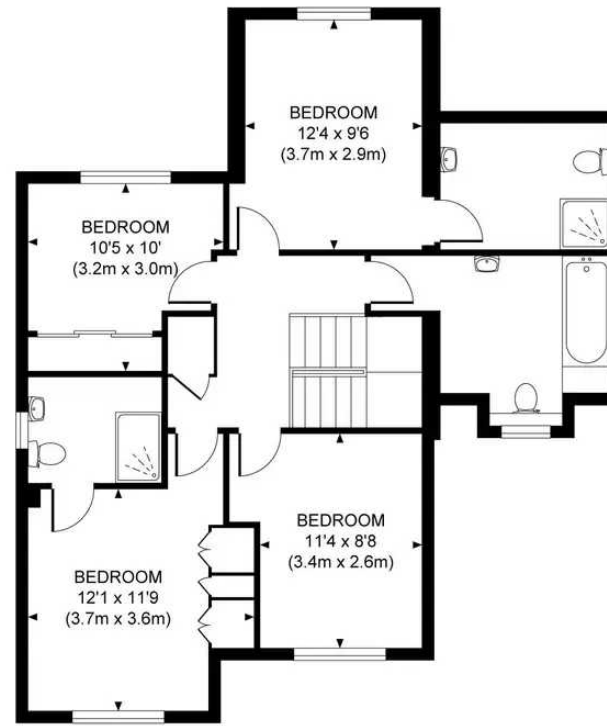




Approximate Gross Internal Area
1611 sq ft / 149.7 sq m



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

