



'High Trees' 41 Hickmans Lane, Lindfield, RH16 2BZ

Mansell McTaggart Lindfield

Guide Price £1,725,000 Freehold



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EPC Rating: B and Council Tax Band: G

PLEASE WATCH VIEWING VIDEO

A truly fabulous detached 4 bedroom, 4 Bath/Shower Room family home built in 2020-2021 in a prime position within this highly desirable village opposite Hickman's Lane playing fields and close to the picturesque High Street yet within a 1.1 mile walk of Haywards Heath railway station.

- * Ultra high spec house built by the owners to exacting standards on a sunny West facing plot
- * Cul-de-sac location close to playing fields, The Witch Inn pub and 10 minute walk to the High Street, Common and Pond
- * Easy walk of highly regarded local schools and within reach of several excellent independent schools
- * Close to open countryside & Golf Clubs
- * Bright accommodation with long windows, several vaulted ceilings, bi-folding doors and underfloor heating
- * Grand Reception Hall with downstairs wet room and galleried landing
- * Stunning full width open plan Kitchen / Living / Dining Room with wood burning stove and bi-folding doors
- * 'Nobilis' Kitchen with 'Dekton' composite worktops and integrated appliances
- * Large Utility/Laundry with door to double garage
- * Master Bedroom with vaulted ceiling, wardrobes, walk-in closet. Grand En-Suite Bathroom with Cloakroom and Wet Room
- * Guest bedroom with walk-in closet and En-Suite Wet Room
- * 3rd bedroom with En-Suite Wet Room
- * Ground floor Snug / Media Room plus 4th Bedroom / Study on first floor
- * Beautiful West Facing Rear Garden measuring 90' x 53' with lawns and full width deck
- * Garden Room with deck, power, lighting and internet
- * Timber workshop, greenhouse and preparation area
- * Private Driveway Parking plus Double Garage

- Built in 2021-21 in a prime village location walking distance of the High Street, schooling and



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LOCATION

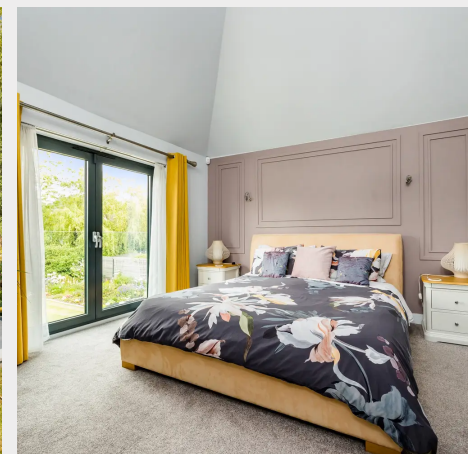
The property is located at the very end of the cul-de-sac section of Hickman's Lane, which is accessed off Savill Road just to the West of the Hickmans Lane playing Fields. The Witch Inn pub / restaurant are within 250 yards. Lindfield's picturesque tree-lined High Street is within a 5-10 minute walk, with its numerous boutiques, restaurants, pubs, pond and village common, which hosts several events throughout the year.

The village has two excellent primary schools, a secondary school with farm whilst the neighbouring district has several independent schools, including Great Walstead, Cumnor House, Ardingly, Worth, Burgess Hill Girls, Hurst and Handcross Park School. Some of the counties other excellent schools include: Brighton College, Roedean, Lancing and Bedes that all run a school bus service with pick up points close by. Lindfield joins the neighbouring town of Haywards Heath where there is a busy High Street, both Sainsbury's and Waitrose supermarkets, the fashionable Broadway, restaurants, cafés, leisure centre and mainline railway station which provides fast commuter links to London Bridge/Victoria, 45 mins. (Thameslink, Gatwick Express and Southern services)

Gatwick, Airport 15 mins. Brighton 20 mins.

By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 the latter lying about 6.5 miles to the west at Warninglid or 8.5 miles to the North at Maidenbower / Junction 10A.

- Built in 2021-21 in a prime village location walking distance of the High Street, schooling and mainline railway station
- Generous Reception Hall + ground floor Wet Room
- Stunning open plan full width Kitchen / Living /





Ground Floor
Approximate Floor Area
1490.37 sq ft
(138.46 sq m)

First Floor
Approximate Floor Area
1163.25 sq ft
(108.07 sq m)

Outbuilding
Approximate Floor Area
197.41 sq ft
(18.34 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 246.53 sq m / 2653.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Estate Agents

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