



'Clouds Hill' 19 Chilton Grove, Lindfield, West Sussex, RH16 2BE

Guide **£875,000 Freehold**

Mansell McTaggart Lindfield



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EPC Rating: B and Council Tax Band: G

A spacious 5 bedroom, 4 Reception Room, 3 Bath/Shower Room detached family home built by Croudace Homes in 2015

- Tucked away plot opposite woodland + 2,549 sq ft of accommodation (includes garage)
- Spacious **Reception Hall** with storage
- **Cloakroom/WC** fitted with a modern white suite
- **Study** with extensive bespoke book shelving
- Double aspect **Sitting Room** with doors to garden
- Adjoining **Family / Play Room** with bay front window
- Fitted **Kitchen / Breakfast Room** with bespoke dresser, fitted appliances and island
- Separate **Utility Room** with space and plumbing for appliances, wall mounted 'Ideal Logic' gas boiler + doors to garage
- Spacious rear **Conservatory** with pitched roof, windows on 3 sides and double doors to garden
- **First Floor** landing with loft hatch and airing cupboard with hot water cylinder and shelving
- **5 Bedrooms** (4 with built-in wardrobes)
- **2 En-Suite** Bath/Shower Rooms
- Modern white **Family Bathroom**
- Block paved double width **Private Driveway** and attached **Double Garage** (twin up and over electric doors + storage)
- **West Facing Rear Garden** laid to patio + lawn (43' deep max x 70' wide)
- Gas fired central heating to radiators and double glazed windows



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**** A TUCKED AWAY MODERN DETACHED
FAMILY HOME + WEST FACING GARDEN ****

LOCATION

Chilton Grove is situated in the early phase of this development on the village outskirts with the picturesque tree-lined High Street only 1 mile distant (20 mins walk) with a traditional range of shops, stores, pubs, boutiques, churches, pond, common and historical properties. 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 the M25.

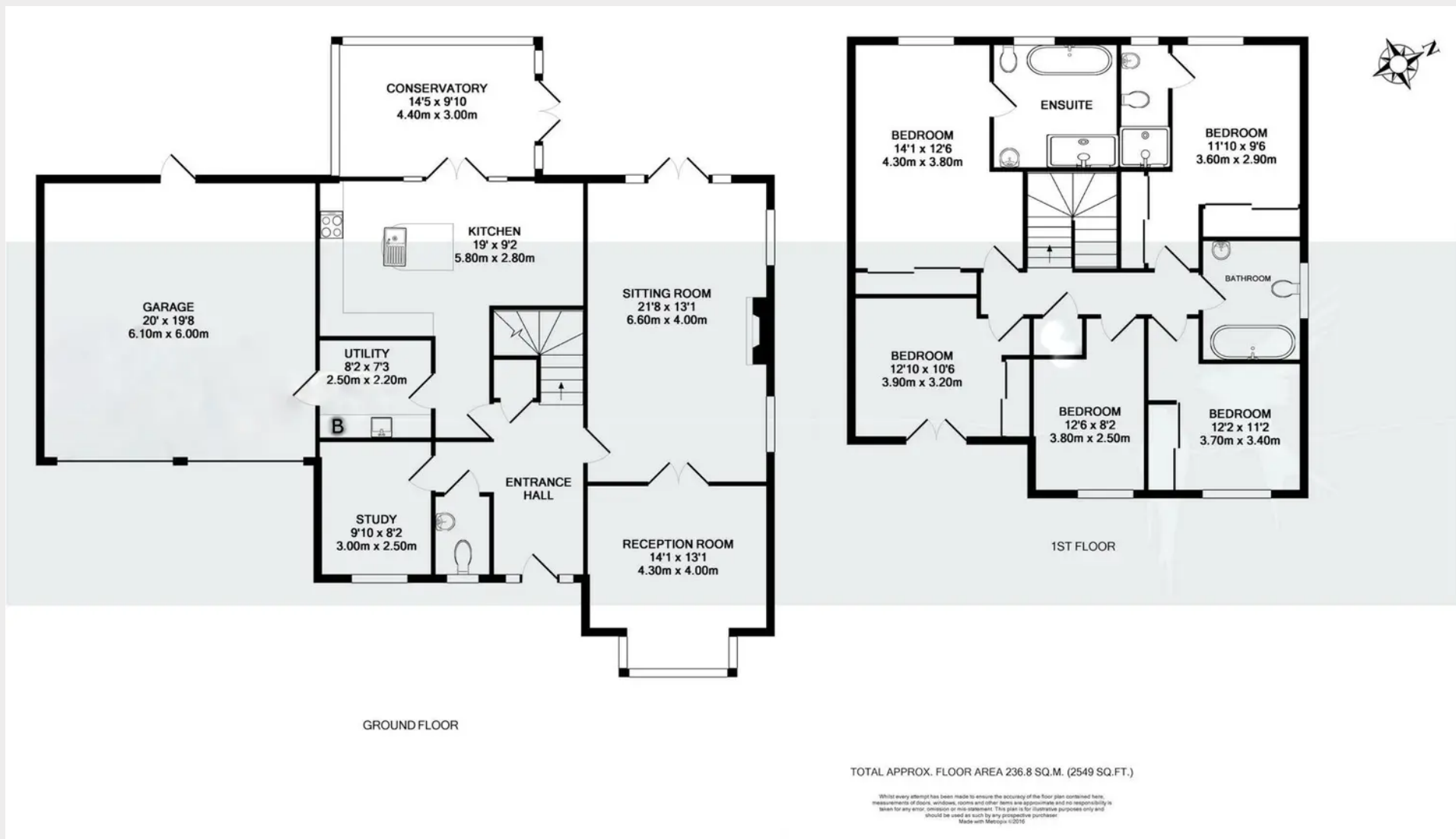
SCHOOLS

Lindfield Primary School (0.9 miles - 20 mins walk), Blackthorns Primary School (1.9 miles), Oathall Community College Secondary School (1.8 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (3.8 miles).

STATION

Haywards Heath mainline railway station (1.7 miles - 23 mins walk). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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