



## 'Finches Corner' Hickmans Lane, Lindfield, RH16 2NZ

Guide Price £1,350,000 Freehold

Mansell McTaggart Lindfield





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## \*A BESPOKE AND ICONIC VILLAGE HOME\*

A charming and highly individual detached village property originally built as a lodge for a large Victorian house called 'Finches' circa late 1880s. The property provides 3 bedrooms, 3 Bath / Shower Rooms and 3 Reception Rooms situated on a plot approx 1/3 acre with Driveway, Double Garage and Swimming Pool.

The accommodation comprises:

- Spacious **Reception / Dining Hall** wood flooring, bay fronted sash window and stairs to first floor
- Ground floor **Cloakroom/WC**
- **Kitchen / Breakfast Room** fitted units, worksurfaces, Butler sink, double oven Aga with twin plates, space for table and chairs, cupboard housing 'Worcester' gas boiler plus double doors to garden
- Double aspect **Sitting Room** bay fronted window, gas fireplace + doors to garden
- Separate family **Dining Room** wood flooring, feature open fire with stone hearth and mantle
- Spacious landing currently used as a **Study Area** with balustrade, front window, loft hatch and airing cupboard
- **3 first floor Bedrooms** all with built-in wardrobes
- **2 En-Suite Shower Rooms**
- **Family Bathroom** with re-fitted white suite
- Private **Rear Garden** paved patio seating areas, an expanse of lawn, unheated swimming pool and sheds
- Central location walking distance to the picturesque High Street, Schools and village Common
- Gas central heating + mostly sash windows





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**EPC Rating: D and Council Tax Band: G**

## **LOCATION**

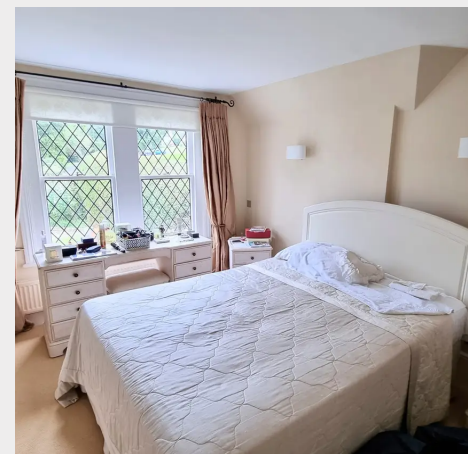
This property is situated on the corner of Hickmans Lane and Finches Gardens in a prime village address with playing fields nearby and just a short walk of local pub, shops, stores, boutiques, churches, pond and historical properties. Lindfield has numerous sports clubs, leisure groups and societies 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 M25.

## **SCHOOLS**

Lindfield Primary School (0.5 miles), Blackthorns Primary School (0.7 miles), Oathall Community College Secondary School (0.6 miles). The local area is well served by several independent schools: Great Walstead (1.9 miles) and Ardingly College (2.4 miles).

## **STATION**

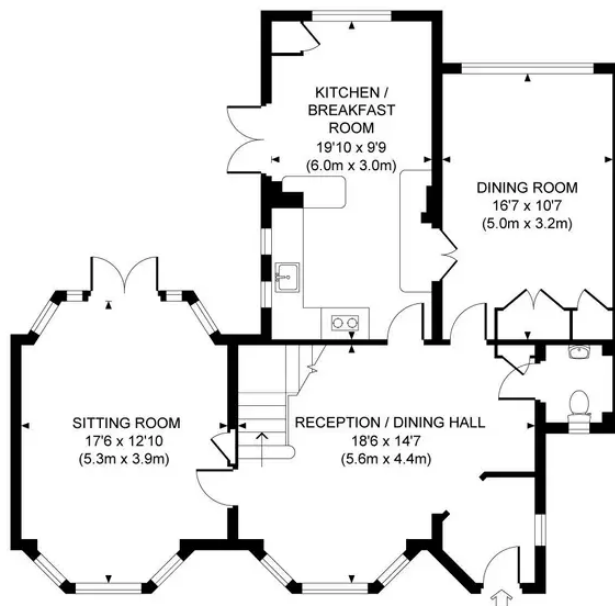
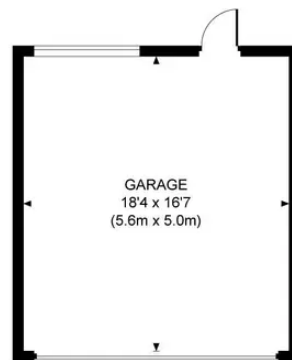
Haywards Heath mainline railway station (1.2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



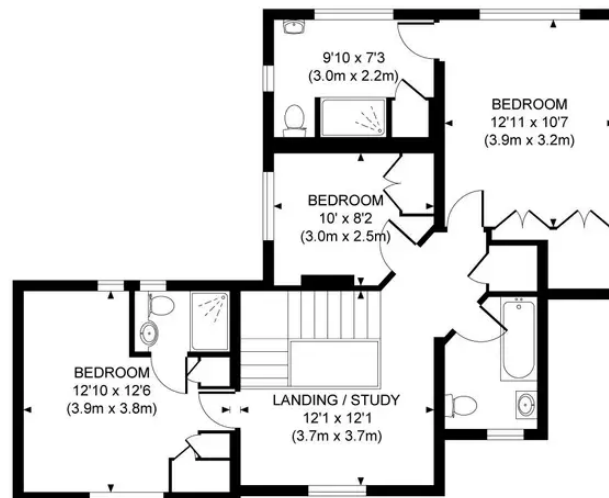




Approximate Gross Internal Area  
1594 sq ft / 148.1 sq m  
Approximate Gross Internal Area Outbuildings  
300 sq ft / 27.9 sq m  
Total Gross Internal Area 1894 sq ft / 176.0 sq m



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

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