



## 'Little Gravelye' Gravelye Lane, Lindfield, RH16 2SN

Mansell McTaggart Lindfield

Guide Price £775,000 Freehold



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EPC Rating: C and Council Tax Band: F

**\*NO ONWARD CHAIN\***

A bespoke 3 bedroom detached chalet bungalow built in the mid-1980s with flexible accommodation situated on a pleasant private plot.

- Generous **Private Driveway** for several vehicles, attached 20'7 × 17'2 **Double Garage** electric up and over door, power and lighting plus inner personal door
- **Reception Hall** with stairs to first floor
- Ground floor **Cloakroom/WC** with fitted white suite and cupboard housing gas fired Worcester boiler
- Ground floor **Bedroom 3** or optional Reception Room with sink and cupboard below
- Double aspect **Sitting Room** with feature fireplace + wood burner and wood floor
- **Study** storage and door into side lobby plus door into garage and stable door to rear
- **Dining Room** wood floor and door to rear garden
- Open aspect into the spacious **Kitchen** with units at eye and base level, wooden worksurfaces, 4-ring electric 'Fagor' hob, eye level 'Bosch' double oven, sink, tiled floor and space for dishwasher
- **Utility Room** fitted units, space and plumbing for washing machine and sink
- **Conservatory** pitched roof, windows on 3 sides plus double doors to garden
- **First Floor** landing with loft hatch, storage and airing cupboard with hot water cylinder
- **2 Double Bedrooms** each with built-in cupboards + eave storage



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- White family **Bath/Shower Room** enclosed jacuzzi bath, shower tray, low level WC, wash basin and Velux window
- **70' wide frontage** flanked by the driveway, gate into the **Rear Paved Patio** with greenhouse and feature fish pond
- 62' deep **Side Garden** laid to lawn, shed and timber Summerhouse
- Gas fired central heating + double glazed windows

**LOCATION** - This property is situated in a popular residential location occupying a generous plot on the corner of Gravelye Lane and Westlands Road. The property is walking distance of the picturesque village High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period 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 (0.8 miles), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.4 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).

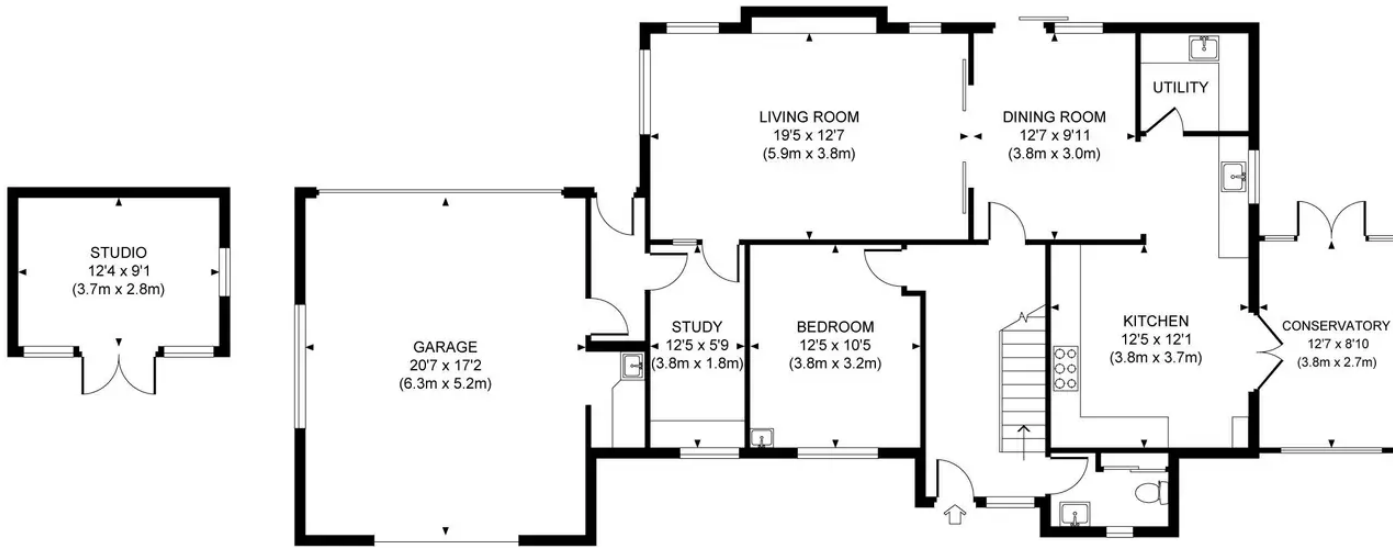




Approximate Gross Internal Area  
2035 sq ft / 189.0 sq m  
Approximate Gross Internal Area Outbuildings  
110 sq ft / 10.3 sq m  
Total Gross Internal Area 2145 sq ft / 199.3 sq m



FIRST FLOOR



GROUND 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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