



**66 Barncroft Drive, Lindfield, West Sussex, RH16 2NL**

**Guide Price £590,000 Freehold**

**Mansell McTaggart Lindfield**





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**EPC Rating: C and Council Tax Band: E**

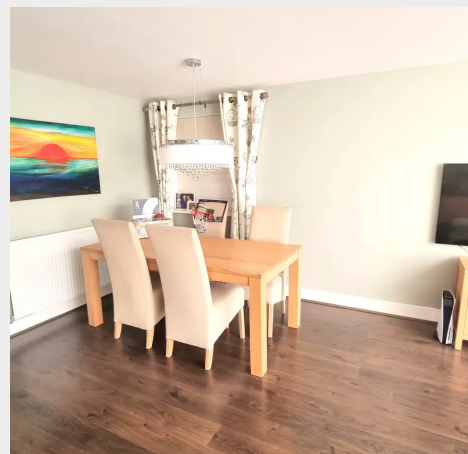
**A stunning 4 Bedroom, 2 Bath/Shower Room Semi-Detached family home built by Barratt Homes in 2011 to the 'Woodcote' design. Driveway, Garage + South facing Rear Garden.**

This well presented family home is set in a tucked away location in the charming and picturesque village of Lindfield.

The kitchen benefits from integral appliances and granite work tops and there is the luxury of having built in wardrobes in 2 of the bedrooms as well as the privacy of a dressing area and en-suite shower room to bedroom 1. The house is secluded and the sunny South facing rear garden is landscaped, making it a perfect sought after outdoor space to relax and unwind in.

**The accommodation is 1,301 sq ft and sizes:**

- **Hallway + Cloakroom/WC**
- **Lounge/Dining Room:** 25'9 x 15'0 (7.85m x 4.58m)
- **Kitchen/Breakfast Room:** 13'5 x 7'11 (4.09m x 2.41m)
- **First Floor Landing**
- **Bedroom 2:** 12'4 x 8'6 (3.76m x 2.59m)
- **Bedroom 3:** 12'10 x 8'6 (3.91m x 2.59m)
- **Bedroom 4:** 8'8 x 6'3 (2.64m x 1.91m)
- **Family Bathroom**
- **Bedroom 1:** 25'8 max x 15'0 max (7.83m x 4.58m)
- **Dressing Area + En-Suite Shower Room**
- **Off Road Parking + Garage:** 18'1 x 9'3 (5.52m x 2.82m)
- **Front and South Facing Rear Gardens**





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## LOCATION

Barncroft Drive is situated in The Limes development off Newton Road in the heart of Lindfield and is a short walk of local shops, stores, 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 A/M23 linking with Gatwick Airport and the M25.

## SCHOOLS

Lindfield Primary School (0.7 miles), Blackthorns Primary School (1.3 miles), Oathall Community College Secondary School (1.3 miles). Central Sussex Sixth Form College in Haywards Heath (2.3 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).





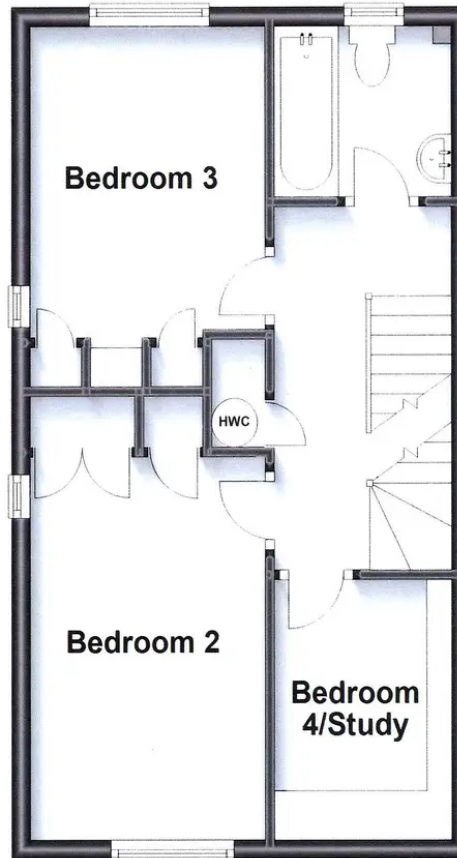
### Ground Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



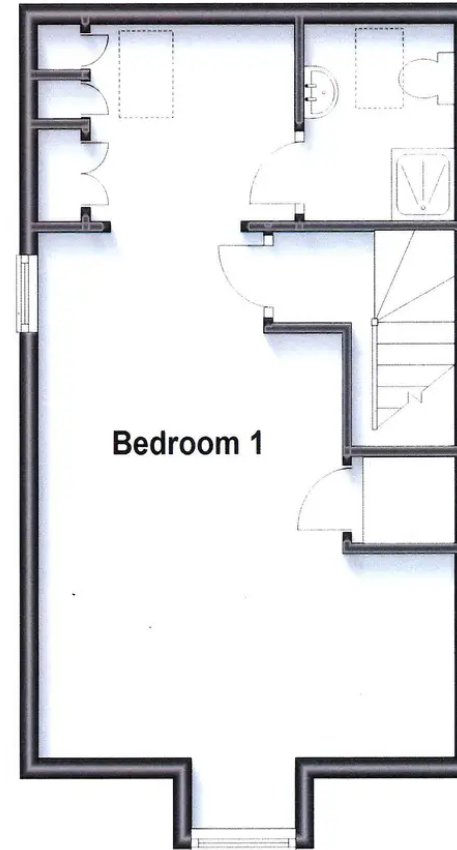
### First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



### Second Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



## Mansell McTaggart Estate Agents

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