



6 The Glebe, Lindfield, West Sussex, RH16 2JS

Mansell McTaggart Lindfield



Guide Price **£1,100,000** Freehold



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PLEASE WATCH VIEWING VIDEO

A tucked away 4 Double Bedroom, 2 Bath/shower Room detached family home situated in one of Lindfield's premier locations. A superb THIRD ACRE PLOT located in the heart of this highly sought after Mid-Sussex village with Private Driveway for several vehicles, tandem length Double Garage and is walking distance to the High Street, Schools and mainline railway station.

The well presented accommodation comprises:

Entrance Porch inner door to the Reception Hall stairs to first floor, 2 storage cupboards. Cloakroom/WC/Utility fitted white suite and plumbing for domestic appliances (cupboard with Potterton gas boiler). Double aspect Sitting Room front window and double doors to garden, feature wood burner with stone surround. Folding doors to the Dining Room overlooking the rear garden, door into Kitchen / Breakfast Room fitted range of units, built-in ovens, 4-ring gas hob, sink unit, space for breakfast table and side door.

First Floor: generous landing, 2 front windows, attractive balustrade, hatch to loft space (boarding/insulation/ladder/lighting). 4 Double Bedrooms (all with built-in storage). Bedroom 1 fitted furniture (wardrobes/dressing table/drawers) with En-Suite Shower Room tiled cubicle, low level WC and wash basin. Family Bathroom fitted suite, enclosed bath, shower attachment, screen, cupboards and drawers. Benefits Gas central heating to radiators and uPVC double glazing.



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EPC Rating: D and Council Tax Band: F

OUTSIDE block paved **Driveway** gated access around to the stunning **Rear Garden** paved patio adjoins the house, an expanse of shaped lawns, mature plants, flowers and shrubs, summerhouse, shed, and greenhouse plus external power.

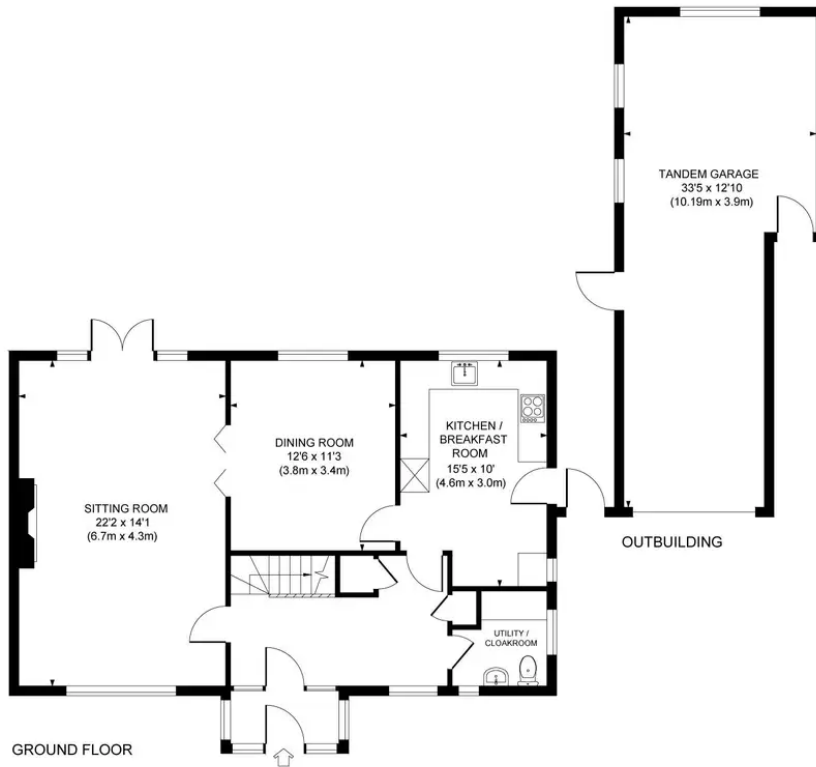
LOCATION - The property is situated in a tucked away position off Denmans Lane, which is located off the Hickmans Lane end and is a prime village address with playing fields nearby and a short walk of the High Street, local pub, shops, stores, churches and pond. Lindfield has numerous sports clubs, leisure 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 (0.7 miles)

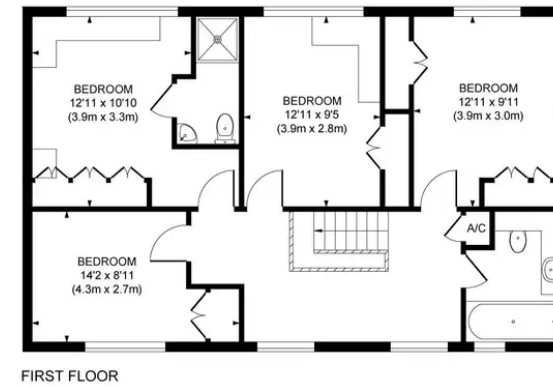
Blackthorns Primary School (0.8 miles), Oathall Community College, Secondary School (0.7 miles). The local area is well served by several independent Schools: Great Walstead (2 miles) and Ardingly College (2.5 miles).

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





Approximate Gross Internal Area
1627 sq ft / 151.1 sq m
Approximate Gross Internal Area Outbuilding
372 sq ft / 34.5 sq m
Total Gross Internal Area 1999 sq ft / 185.75 sq m



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 decisions reliant upon them.

Mansell McTaggart Estate Agents

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