



**2 Woodside Cottages, Lewes Road, Scaynes Hill, RH17 7PL**

**Guide Price £525,000 Freehold**

Mansell McTaggart Lindfield



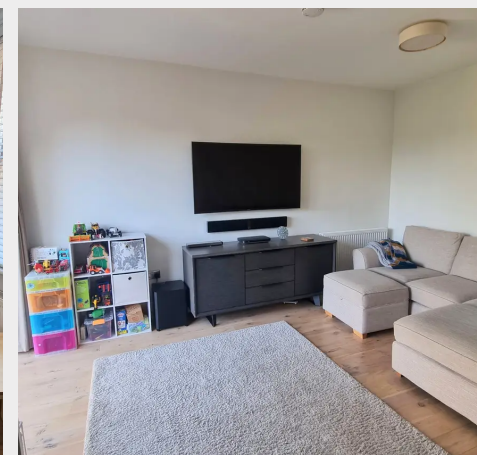
## 2 Woodside Cottages, Lewes Road, Scaynes Hill, RH17 7PL

**\*PLEASE WATCH VIEWING VIDEO\***

**EXCELLENT ORDER** – An extended and updated 3 bedroom Victorian village family home. 110' x 30 SOUTH WEST FACING GARDEN plus driveway. The owners purchased the house in 2014 and have undergone a programme of alteration and updating.

The accommodation comprises: **Entrance Hall** stairs to first floor and storage. **Cloakroom/WC** white suite, low level WC and wash basin. Family **Sitting Area** front window, seating area with feature wood burner. **Dining Area** built-in storage, shelving, glazed cupboard, space for table and chairs, rear window and wide squared arch through to the **Family Area** which is the enlarged section with seating area plus bi-folding doors. **Kitchen / Breakfast Room** extensive range of units at eye and base level, 4-ring gas hob, oven below, integral dishwasher, washer dryer, fridge / freezer, soft close drawers, Glow Worm gas boiler, stable door, space for table and chairs and doors onto the garden.

**First Floor** landing with access to loft space. **Bedroom 1** double aspect plus 2 radiators. **Bedroom 2** radiator, 2 built-in wardrobes with hanging and shelving, 2 front windows. **Bedroom 3** radiator, built-in wardrobe and rear window. **Family Bathroom** modern white suite, shaped bath, shower unit / screen, low level WC, wash basin, heated towel rail, storage and opaque rear window. **Benefits** gas central heating, hardwood oak flooring, double glazed windows / external doors. This excellent home provides further potential for enlargement, if required (STPP) and is conveniently situated for all village facilities, including primary school, shop, pub and open countryside.



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

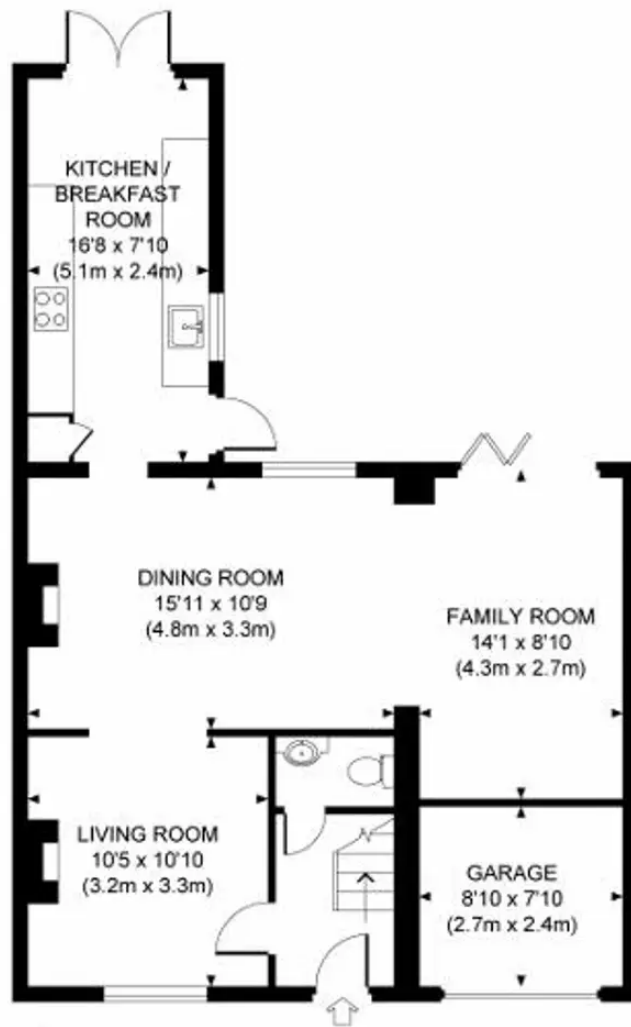
**Outside:** 30' wide Private Driveway with space for 2 cars leading to the integral Storage Area / Workshop (7'10 deep x 9'0 wide - previously garage) with up and over door power / lighting). Gated access around to the sunny 110' x 30' South West Facing Rear Garden brick patio adjoining the house, an expanse of shaped lawn, fenced and hedged boundaries, fish pond with rockery and vegetable bed.

**LOCATION** - The property is situated in the popular village of Scaynes Hill which is only 3 miles to the east of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the east with a village green, shops and several pubs/restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

**SCHOOLS** - St Augustine's Primary School in Vicarage Lane (0.4 miles) Chailey Secondary School, South Chailey (5.3 miles) Oathall Community College, Lindfield (2.6 miles). The local area is well served by several independent schools including; Great Walstead (1.5 miles) and Ardingly College (4.5 miles).

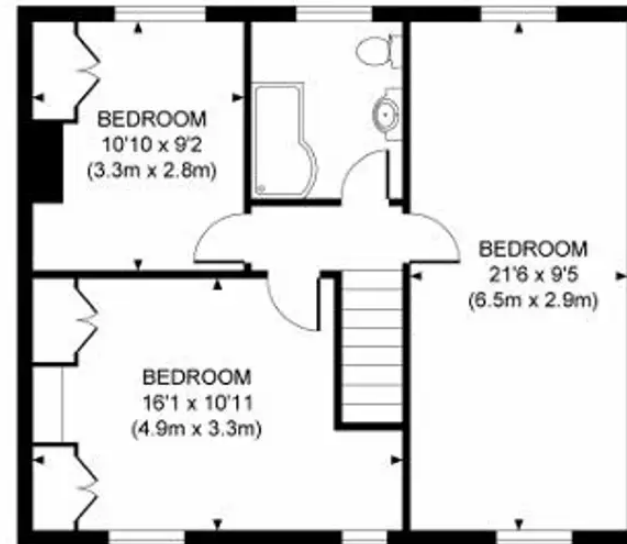
**STATION** - Haywards Heath mainline railway station (3.1 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





GROUND FLOOR

  
 Approximate Gross Internal Area  
 1264 sq ft / 117.4 sq m



FIRST FLOOR

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