



**'The Nook' Gravelye Lane, Lindfield, West Sussex, RH16 2RY**

Guide Price £975,000 Freehold

Mansell McTaggart Lindfield



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

A detached village home that underwent an extensive programme of refurbishment and extension in 2013 creating a spacious 4 Double Bedroom, 2 Bath / Shower Room property. Sunny 110' x 35' West Facing Rear Garden and only a few minutes walk of the Common

- Entrance Canopy with front door
- Reception Hall with stairs to first floor
- Cloakroom/WC fitted with a white suite
- Reception Room an ideal Home Office / Play Room / Bedroom 5)
- Stunning open plan Sitting / Dining / Kitchen ideal for entertaining, 2 sets of double doors opening onto the terrace
- Kitchen fitted white high gloss units at eye and base level, integral oven/grill, electric hob, dishwasher, space for washing machine + breakfast area
- Spacious triple aspect Dining Area with rear doors and spiral staircase to first floor
- First Floor: spacious landing with side window and hatch to generous loft space
- 4 Double Bedrooms
- Family Bath / Shower Room fitted white suite, enclosed bath, shower cubicle, low level WC and wash basin
- Full width Principle Bedroom enjoying far reaching rear views, Juliet balcony, fitted wardrobes, Study Area + En-Suite Shower Room double sized cubicle, low level WC and wash basin
- Gas central heating + uPVC double glazed windows



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

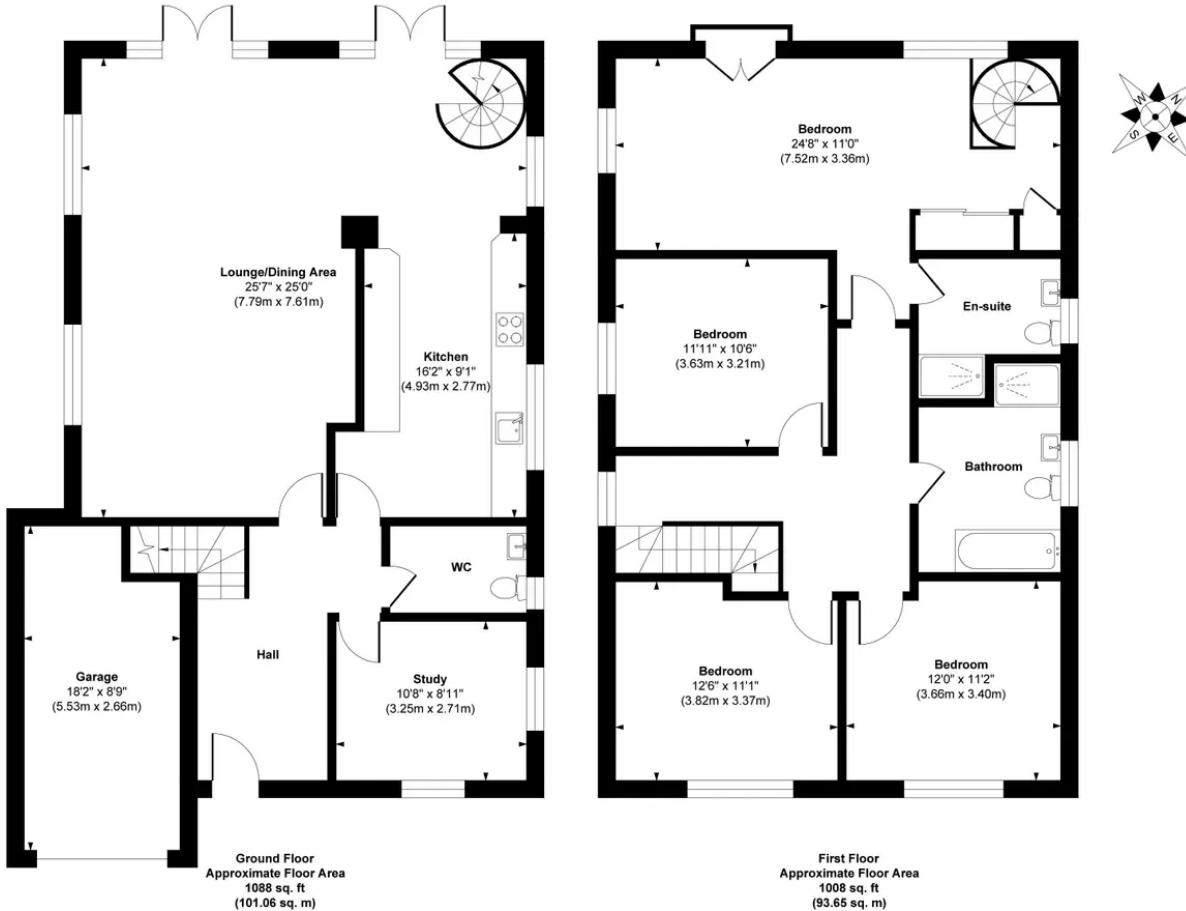
- **35' x 35' Frontage** with an area of lawn, gravel **Private Driveway** for several vehicles
- Semi-integral **Garage** centrally opening doors, power and lighting
- Gated side access to the sunny **110' x 35' West Facing Rear Garden** timber decking, rolling lawns, colourful plants, flowers and shrubs, mature hedging plus a selection of apple, pear and plum trees

**LOCATION** - This property is situated in a popular residential location 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 (0.7 miles), Blackthorns Primary School (1.4 miles) and Oathall Community College Secondary School (1.3 miles). The local area is well served by several independent schools including: Great Walstead (1 mile) and Ardingly College (3.3 miles).

**STATION** - Haywards Heath mainline railway station (1.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**Approx. Gross Internal Floor Area 2096 sq. ft / 194.71 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Estate Agents

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