



'Quarry Manor' Lewes Road, Scaynes Hill, RH17 7NG

Guide Price £1,450,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A substantial half tile hung 7 Bedroom, 4 Reception Room, 4 Bath/Shower Room detached family home situated in private gardens of just under 3 acres in the popular village of Scaynes Hill. Easy access to Lindfield village and Haywards Heath for the mainline railway station.

This impressive home provides versatile accommodation in excess of 4,000 sq ft. Potential for alteration and updating to create a wonderful village home.

The accommodation briefly comprises: **Reception Hall**, **Cloakroom/WC**, **Utility/Shower Room**, **Boiler Room**, **Study**, double aspect bay fronted **Sitting Room**, **Kitchen/Breakfast Room** with a range of fitted units, bay fronted **Dining Room**, a spacious 28' long **Drawing Room** which leads into the triple aspect vaulted 'Amdega' **Conservatory** with doors out to the terrace.

From the Hall 2 staircases rise to the **First Floor** which extends to **7 Bedrooms**, **2 Shower Rooms** and separate **Bathroom** plus deep store room on the landing. Many character features still remain in this property including quarry tiled and wood stripped flooring, timber framed windows, high skirting boards and fireplaces.

This charming and imposing home is offered for sale with **NO CHAIN** and **VACANT POSSESSION**.



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EPC Rating: D and Council Tax Band: G

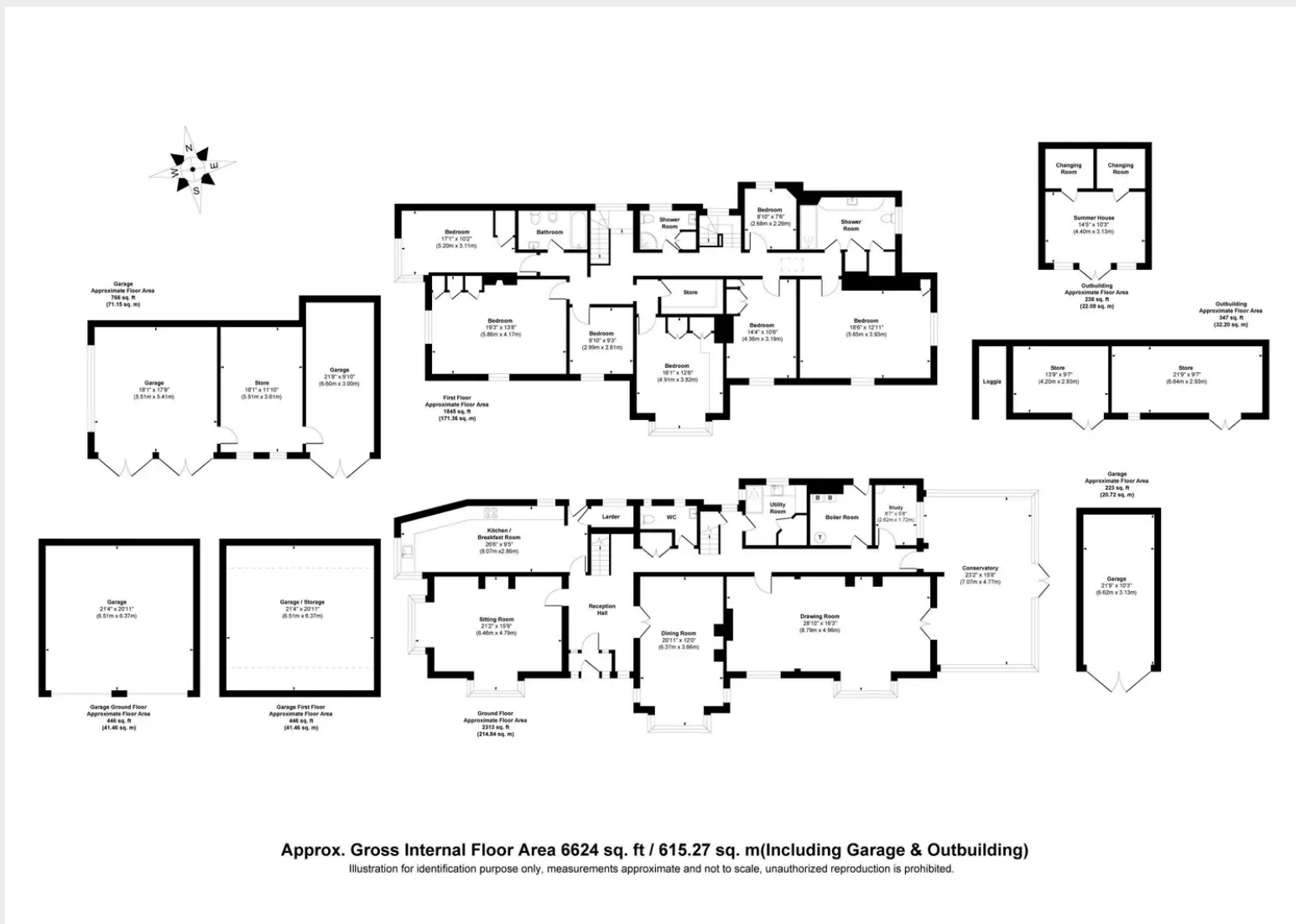
OUTSIDE - The grounds are a particular feature of this property, just under **3 Acres** and offers substantial areas of rolling lawns, ponds and rockeries, timber summerhouse and swimming pool. There are a selection of **6 Garages** in total (single, double and triple) plus **Driveway Parking**.

LOCATION - The property is situated on the Lewes Road / A272 on the Eastern side of the village. There are open areas of Woodland Trust Woods in the village which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is walking distance of the village centre with its general store/petrol station which is open seven days a week. The nearby town of Haywards Heath and Lindfield village is approximately 3 miles to the west offering a more extensive range of shops, stores, schools and leisure facilities.

SCHOOLS - St. Augustine Primary School (0.4 miles), Oathall Community College Secondary School (3 miles) and South Chailey Secondary School (5.3 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (5 miles).

STATION - Haywards Heath mainline railway station (3.6 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 6624 sq. ft / 615.27 sq. m (Including Garage & Outbuilding)

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