



**16 Meadowsweet Drive, Lindfield, West Sussex, RH16 2DY**

**Guide Price £750,000 Freehold**

**Mansell McTaggart Lindfield**





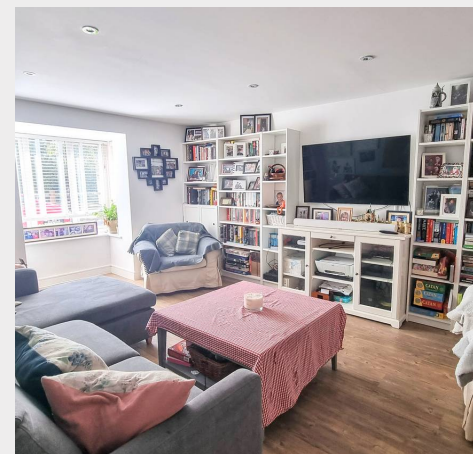
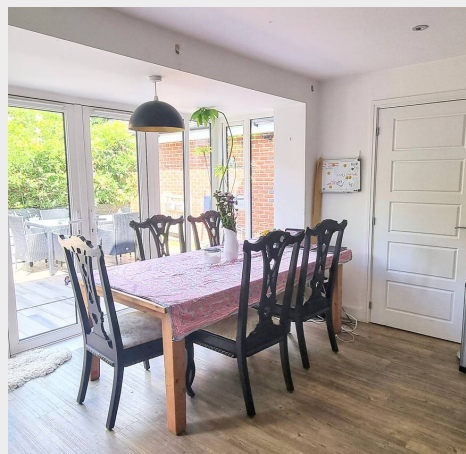
# 16 Meadowsweet Drive, Lindfield, RH16 2DY

## \*TUCKED AWAY MODERN FAMILY HOME\*

A well presented 4 Bedroom detached village home with 3 Receptions, 2 Bath/Showers built in 2016 by David Wilson Homes to 'The Wroxham' design

The accommodation comprises:

- Canopy with front door into the **Entrance Hall** with stairs to first floor
- **Cloakroom/WC** fitted with a modern white suite, opaque side window and understairs storage
- **Home Study** with front window
- Generous bay fronted **Family Sitting Room**
- Wonderful open plan **Kitchen / Dining Room** fitted units at eye and base level, an array of appliances, 6-ring as hob, oven/grill, fridge, freezer, dishwasher, sink unit, worktops, windows and double doors to garden
- **Utility Room** space and plumbing for washing machine / dryer, 'Logic' gas boiler and **Store Room**
- **First Floor:** landing, side window, airing cupboard
- **4 Bedrooms** (3 Doubles + 1 Single) **Bedroom 1** front window plus hanging and shelving. **En-Suite Shower Room** modern white suite, double shower cubicle, low level WC, wash basin, heated towel rail and opaque side window
- Separate **Family Bathroom** fitted with a modern white suite, enclosed bath, shower unit, screen, low level WC, wash basin, heated towel rail and opaque rear window
- Gas central heating and double glazing
- **43' Private Driveway** for 2 vehicles leading to the detached **Garage** (21'10 x 8'0) + EV charging point and external power





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**EPC Rating: B and Council Tax Band: F**

- An improved split level **West Facing Rear Garden** (40' x 28' widening to 50') full width terrace, porcelain tiles adjoin the house ideal for table / chairs, upper level laid to lawn, brick / timber fenced boundaries, water tap and side gate
- The property is located in a tucked away spot with lawns, trees and play area opposite

**LOCATION** - Meadowsweet Drive is located off Langmore Lane within the Heathwood Park Development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of 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 A23/M23 linking with Gatwick Airport and the M25.

**SCHOOLS** - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4 miles).

**STATION** - Haywards Heath mainline railway station (1.9 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).







## Mansell McTaggart Estate Agents

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