



## 4 The Brambles, Backwoods Lane, Lindfield, RH16 2EN

Mansell McTaggart Lindfield

Guide Price **£925,000** Freehold



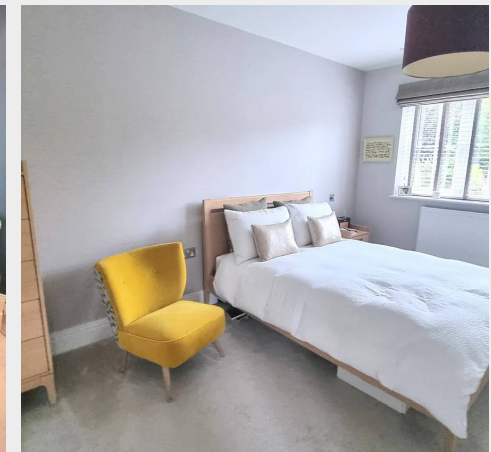
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A beautiful 4 Bedroom, 2 Reception, 2 Bath/Shower Room modern semi-detached home built to a high specification by Concept Developments in 2019. The property offers the perfect mix of luxurious boutique style living, coupled with this sought-after location.

Located in the idyllic village of Lindfield, this 1,635 sq ft property is only a few minutes walk from the delightful tree-lined High Street. Enjoy the walks through the nearby Scrase Valley Nature Reserve

The accommodation comprises: **Reception Hall** coat cupboard. Bay fronted **Living Room** Modern **Cloakroom/WC** fitted with a white suite. Stunning open plan **Kitchen / Dining / Family Room** with a range of quality units, integrated Siemens appliances, breakfast bar, storage cupboard, bi-folding doors and high ceilings with skylight windows. **First Floor:** generous landing with opaque side window, loft hatch (half boarded / ladder / lighting) and excellent **Laundry / Utility** cupboard. **Principle Bedroom** fitted wardrobes and **En-Suite Shower Room** fitted with a modern suite. **3 further bedrooms** and **Family Bath / Shower Room** fitted with a modern white suite.

**Outside:** block paved **Parking** for 2-3 vehicles plus attached **Garage** electric up and over door, 'Glow Worm' gas boiler, power, lighting and side door. Side access around to the landscaped **115' West Facing Rear Garden** improved by the owners in 2022, paved patio adjoining the rear and side of the house, central steps to the shaped lawn, colourful flowers beds and timber fencing.



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

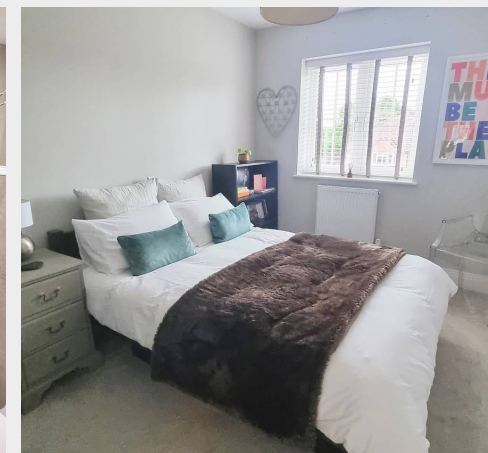
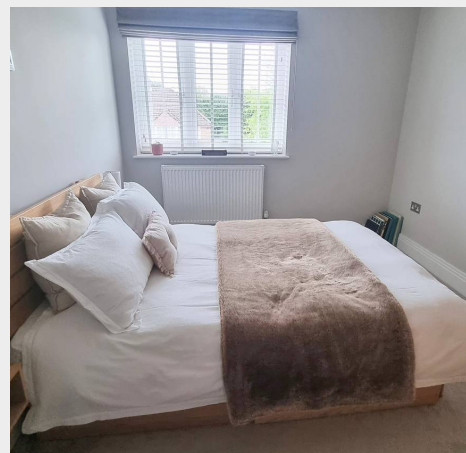
Remainder of 10 Year BLP warranty.

**LOCATION** - The property is situated in this desirable residential part of the village just to the South of the High Street, Pond and Common. The property is also ideally placed within a short walk of Lindfield's two highly regarded primary schools and Oathall Community College (secondary school). Lindfield is surrounded by some of the county's most beautiful countryside which is interspersed with footpaths and bridleways which link to the neighbouring districts. The village has numerous sports clubs and leisure groups. Neighbouring Haywards Heath has an extensive shopping centre, restaurants, cafes and bars. The town also has a Sixth Form College and leisure centre

**STATION** - Haywards Heath station offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) / Brighton (20 mins).

**SCHOOLS** - The local area is also well served by some excellent independent schools including Great Walstead, Cumnor House, Ardingly College and Burgess Hill School for Girls.

**BY ROAD** - Access to the major surrounding areas can be gained via the B2028, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warminglid or 8 miles to the North at Maidenbower (Junction 10a).





**KITCHEN:** 5.55m x 3.30m (max) **FAMILY / DINING:** 5.55m x 4.87m **LIVING ROOM:** 4.93m x 3.83m (into bay)  
**BEDROOM 1:** 4.26m x 3.19m **BEDROOM 2:** 3.57m x 2.80m **BEDROOM 3:** 3.97m x 2.62m **BEDROOM 4:** 3.36m x 2.23m

# Mansell McTaggart Estate Agents

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