



## 'Pear Tree Cottage' Gravelye Lane, Lindfield, RH16 2SJ

Guide Price £1,250,000 Freehold

Mansell McTaggart Lindfield





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## **\*\*A SUPERB DETACHED VILLAGE HOME\*\***

A charming and unique village home built in 1947 with later extensions by the current owners. Presented in first class order including 4 Bedrooms, 4 Reception Rooms, 2 Bath/Showers + sunny West Facing Rear Garden

- **Reception Hall** with stairs to first floor
- **Cloakroom/WC** fitted white suite and cupboard housing 'Worcester' gas fired boiler
- **Study** - flexible reception room, could be used as a Play Room or Bedroom if required
- Generous family **Sitting Room** with beautiful feature fireplace with timber mantle and brick hearth, timber beams and 2 sets of double doors onto the garden
- Spacious **Dining Room** with room for family table / chairs and front windows
- Stunning open plan **Kitchen / Breakfast / Family Room** fitted units at eye and base level, Falcon range cooker, tall fridge freezer, wine chiller, integral dishwasher, central island / breakfast bar, seating area and bi-folding doors onto the garden
- **4 First Floor Bedrooms**
- **Bedroom 1** with built-in wardrobes and Juliette balcony + En-Suite with tiled shower cubicle, wash basin and velux window
- **Family Bath / Shower Room** fitted suite, enclosed bath with telephone style mixer tap, separate shower cubicle, low level WC and wash basin
- Gas fired central heating to radiators + uPVC double glazed windows + oak internal doors + recently redecorated bedrooms





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

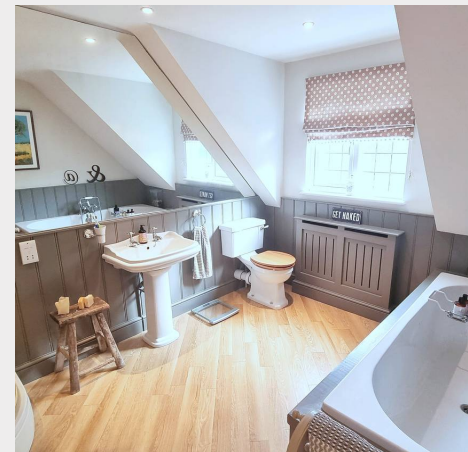
- **Frontage:** 62' deep x 60' wide with **Private Driveway** for several vehicles leading to the attached **20'8 x 9'9 Garage** power, lighting and doors to garden
- Well maintained 50' x 57' **West Facing Rear Garden** laid to lawn, sunny seating areas, timber decking and fencing.
- Walking distance of the village Common, picturesque High Street, Pond, highly regarded local schooling and Princess Royal Hospital

**LOCATION** - This property is situated in a popular residential location on Gravelye Lane and is 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.

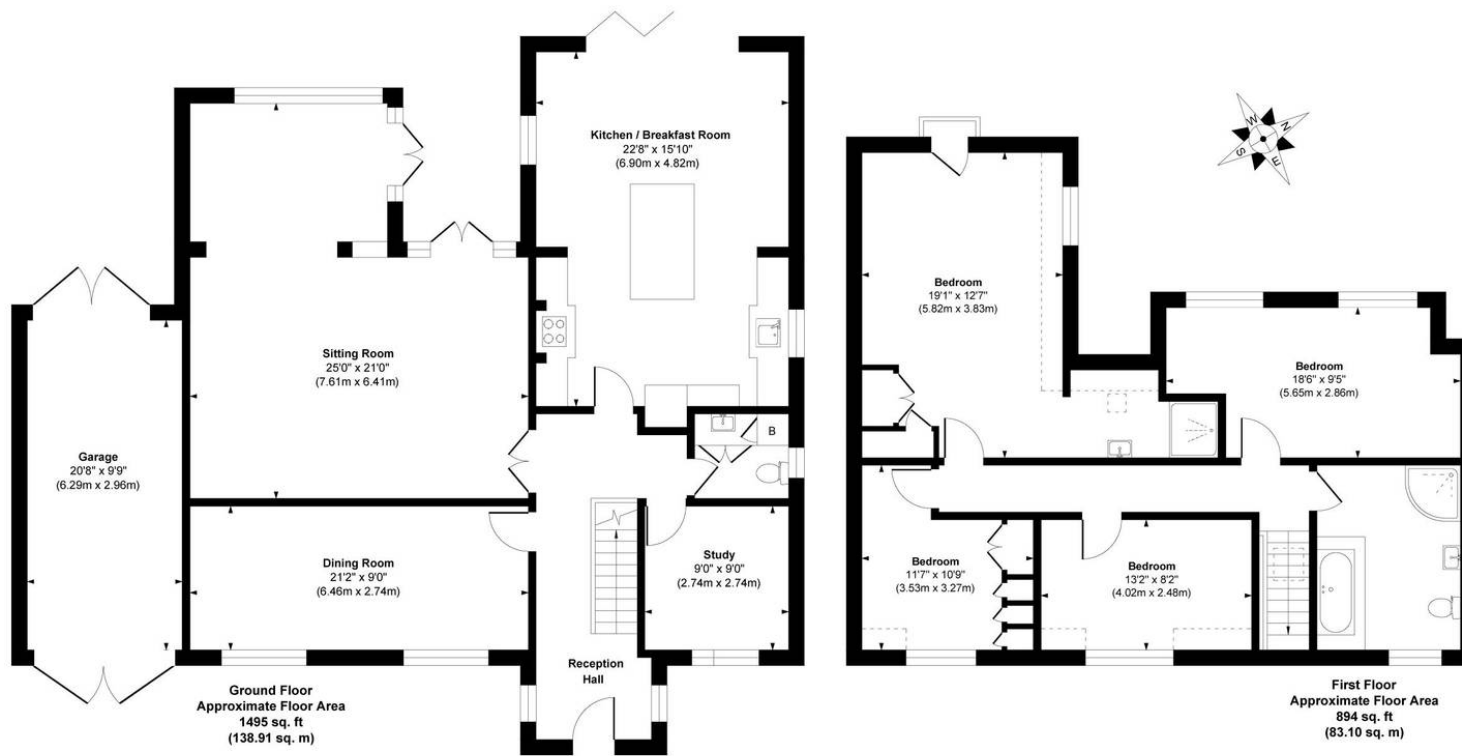
**BY ROAD** - Access to the major surrounding areas can be gained via the A272 and the A23 / M23 linking with Gatwick Airport and the M25.

**SCHOOLS** - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including; Great Walstead (1.2 miles) and Ardingly College (3.4 miles).

**STATION** - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).







**Approximate Gross Internal Floor Area 2389 sq. ft / 222.01 sq. m(Including Garage)**

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## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

