



## 'Leydene Cottage' Lewes Road, Scaynes Hill, RH17 7NG

Guide Price £1,300,000 Freehold

Mansell McTaggart Lindfield



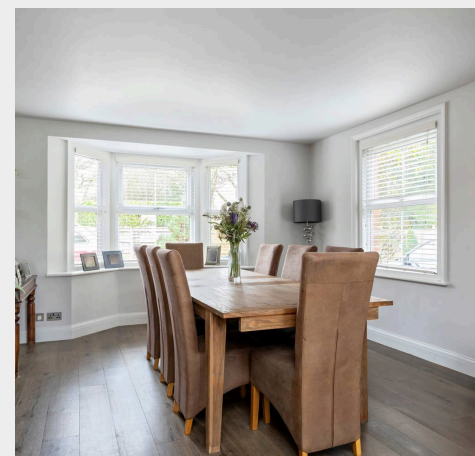
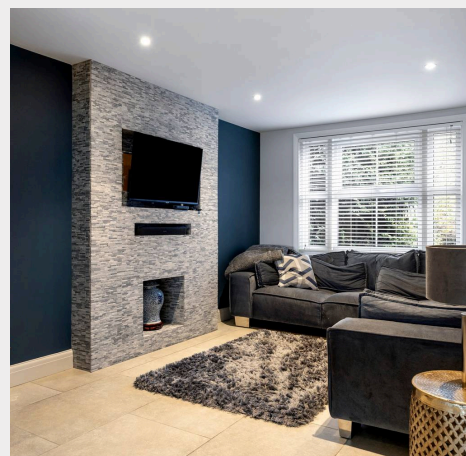
# 'Leydene Cottage' Lewes Road, Scaynes Hill, RH17 7NG

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

**A stunning village family home spanning 3 floors with 5 Double Bedrooms, Study/Dressing Room with 3 Reception Rooms and 3 Bath/Shower Rooms. Situated on a sunny West Facing plot with views over adjoining fields. NO ONWARD CHAIN**

This beautiful home has undergone an extensive refurbishment and extension programme since 2018 creating 2,528 sq ft of accommodation plus wonderful Garden Office / Cabin

- **Reception Hall** stairs to first floor and wine racks
- Bay fronted double aspect family **Dining Room**
- Generous double aspect **Sitting Room** bi-folding doors to garden, recess for 75' TV and speakers
- A bespoke **Kitchen / Breakfast / Family Room** with central island, fitted range of high quality appliances, rear Velux windows and bi-fold doors onto the garden
- **Utility Room** fitted cupboards, space for domestic appliances, door to garden and pocket door into the adjoining **Cloakroom/WC** fitted white suite and cupboard housing Grant oil fired boiler
- **First Floor** feature glass balustrades, stairs to top floor and airing cupboard with hot water cylinder
- **4 Double Bedrooms**
- **Dressing Room / Study / Bedroom 6** fitted wardrobes
- **Family Bathroom** fitted modern white suite
- **Bedroom 2** with new **En-Suite Shower Room** fitted modern white suite
- **Top Floor Principle Suite** landing with rear views, double aspect **Bedroom** fitted wardrobes/storage. Generous **Shower Room** enclosure, oversized shower head, twin sinks, low level WC, storage and downlighting



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

- 55' x 72 Frontage with lawns and fencing **Private Driveway** for several vehicles and detached **Double Garage** electric up and over door
- A sunny 70' x 82' **West Facing Rear Garden** shaped lawns, covered seating area, twin heaters, Pergola, hot / cold water taps, decking with BBQ, bar, hot tub and superb multi purpose **Garden Office / Cabin** shelving, space for sofa, chairs, desk and **Cloakroom/WC** fitted white suite.

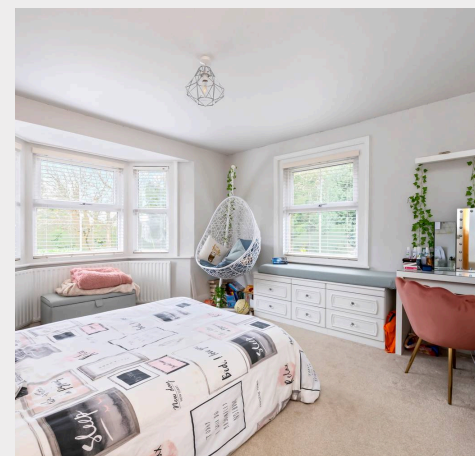
**LOCATION** - The property is between Scaynes Hill and North Chailey with open countryside and Nature Reserve nearby. Haywards Heath and Lindfield provide an extensive range of shops, stores, restaurants, cafes, bars and leisure centre. A bus service runs along the A272 connecting the nearby towns and Newick (approx 2.5 miles to the East)

**BY ROAD** - Access to the surrounding areas can be gained via: A272, A275 and A/M23, which lies 8 miles to the West at Bolney.

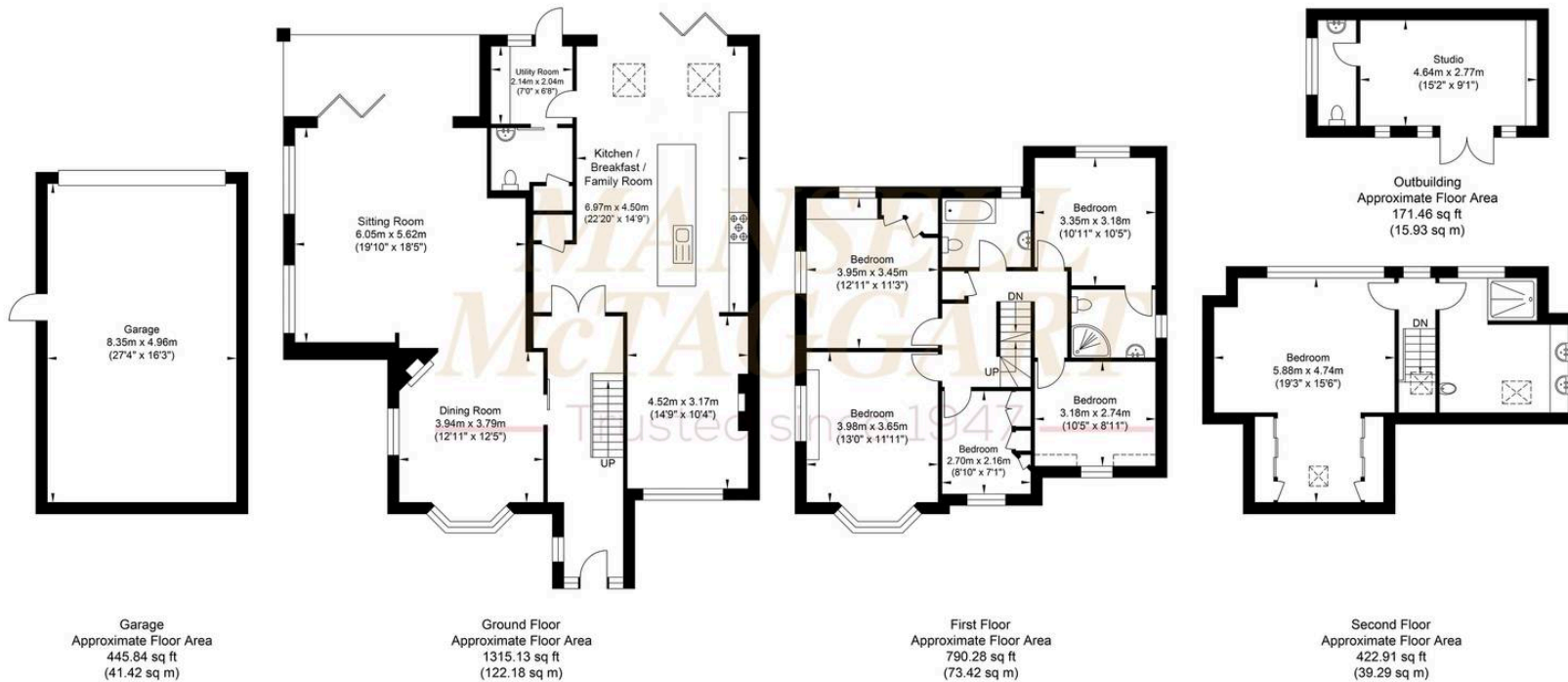
**RAILWAY STATION** - Haywards Heath 4.8 miles

**SCHOOLS** - St Augustine's Primary (Scaynes Hill 1.7 miles), St Peter's Primary (Chailey 1.6 miles), Newick C of E Primary (2.5 miles), Oathall Community College (Lindfield 4.3 miles), Chailey Secondary School (3.3 miles). There are several independent schools nearby: Cumnor House, Great Walstead, Ardingly College, Burgess Hill Girls and Hurst College.

\*\* The owner of the property is a member of staff at Mansell McTaggart \*\*



# Lewes Road



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 234.89 sq m / 2528.32 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## 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)

