



**MANSELL
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28 Town Wood Close, Lindfield, West Sussex, RH16 2GQ

Guide Price **£850,000 Freehold**



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**** MODERN VILLAGE FAMILY HOME ****

A first class modern detached family home with
4 Bedrooms, 3 Receptions and 3 Bath/Showers.

The property is located within 'The Beeches'
development built by Croudace Homes in 2021
to 'The Shelbourne' design

- **Reception Hall** with stairs and storage
- **Cloakroom/WC**
- Double aspect **Sitting Room** with double doors onto the rear garden
- Separate **Dining Room** flexible reception room / currently Family Room / Study
- A stunning open plan **Kitchen / Dining / Family Room** side bay and doors onto the terrace
- **4 First Floor Bedrooms**
- **2 En-Suite Shower Rooms**
- Separate modern white **Family Bathroom**
- Gas fired central heating to radiators
- Double glazed windows
- Electric Vehicle charging point
- Block paved **Private Driveway** for 2 vehicles leading to the generous **19'10 x 14'9 Garage**
- **Frontage**: 30' deep x 55' wide
- Sunny 42' deep x 58' wide **East Facing Rear Garden** laid to patio, lawn and timber decking
- Convenient location for local schooling, Haywards Heath railway station, picturesque High Street, village Common and Pond



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EPC Rating: B and Council Tax Band: F

LOCATION

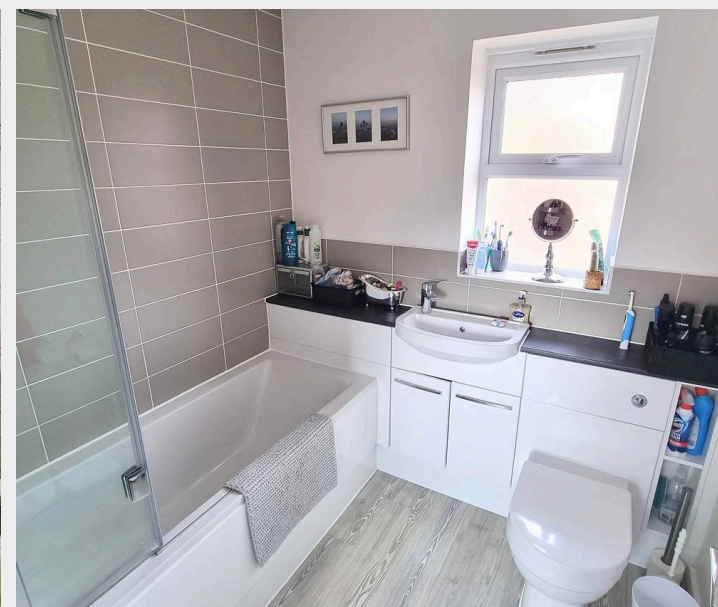
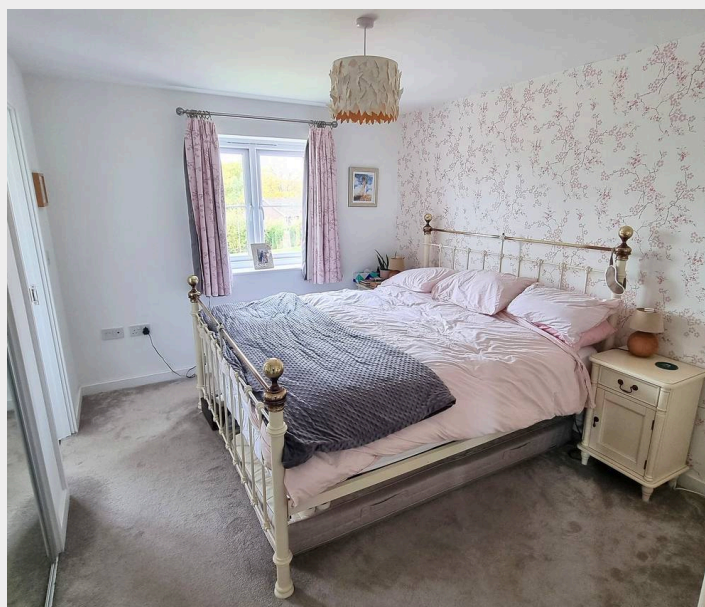
The property is situated in one of Lindfield's recent new developments opposite Haywards Heath Golf Club off High Beech Lane, approximately half a mile from Lindfield High Street. The village of Lindfield offers an extensive range of shops, stores, cafes and restaurants in the picturesque High Street. Extensive open countryside is also close by.

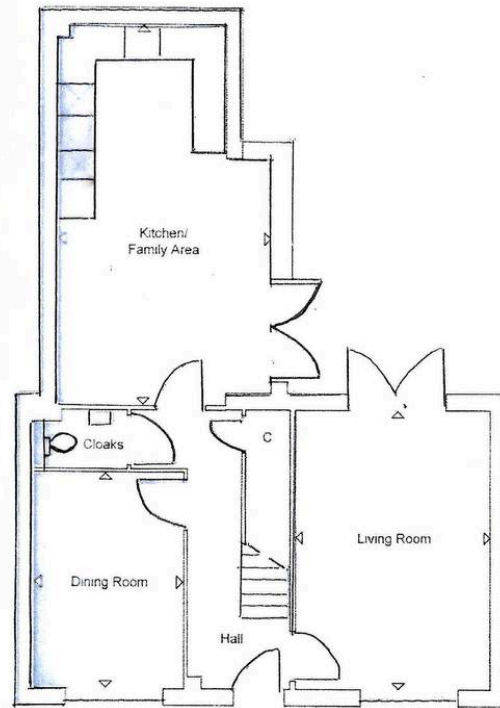
SCHOOLS

Lindfield village benefits from two excellent Primary Schools (Lindfield and Blackthorns both 1.2 miles) plus Oathall Community College Secondary School (1.3 miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5 miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3 miles) and Ardingly College (1.8 miles)

STATION

Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approximately 47 minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.

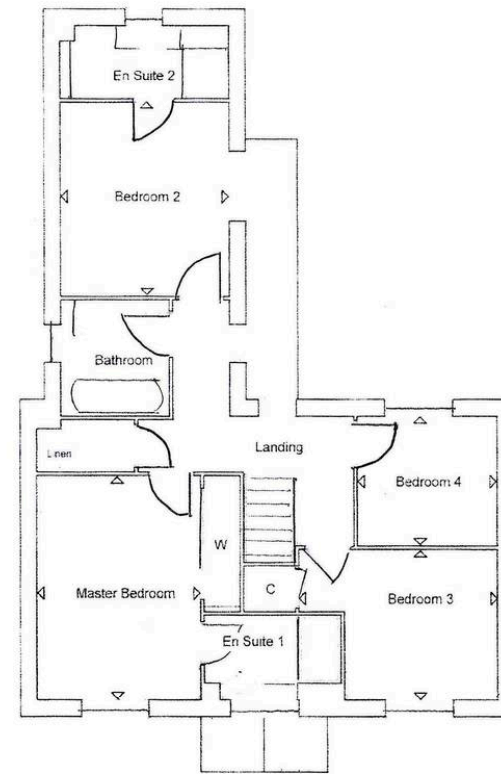




Kitchen / Family Area: 22'6 x 9'11 (6.86m x 3.04m)

Living Room: 16'6 x 11'7 (5.05m x 3.54m)

Dining Room: 12'9 x 8'11 (3.90m x 2.72m)



Master Bedroom: 13'0 x 9'8 (3.98m x 2.95m)

Bedroom 2: 11'2 x 9'11 (3.41m x 3.04m)

Bedroom 3: 9'0 x 8'8 (2.75m x 2.65m)

Bedroom 4: 8'2 x 7'5 (2.51m x 2.27m)

Mansell McTaggart Estate Agents

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