



**MANSELL
McTAGGART**
— Trusted since 1947 —



9 College Road, Ardingly, West Sussex, RH17 6TU

Guide Price **£1,000,000 – £1,100,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A charming, extended and flexible 5 Bedroom detached family home with 4 Reception Rooms and 3 Bath/Shower Rooms. Originally built in the 1930s with extensions circa 2006. NO CHAIN

- Separate side access - potential to create an Annexe if required - ground floor Bedroom, Cloak/Shower Room + Utility (potential to create Kitchen Area)
- Brick arched entrance with timber front door + Reception Hall with stairs to first floor
- 2 Double Aspect Reception Rooms each with open fireplaces
- Kitchen fitted range of units, space for appliances + space for double oven range cooker
- Dining Area with space for table and chairs
- Separate Family Room with stable door onto the rear garden
- 4 First Floor Bedrooms
- Bedroom 1 + En-Suite Shower Room
- Separate white Family Bathroom
- 55' wide Frontage
- 85' long gravelled Private Driveway
- Enclosed 50' x 53' Rear Garden laid to patio and lawn
- Walking distance to all local facilities including Ardingly College, Reservoir and South of England Showground



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EPC Rating: D and Council Tax Band: G

LOCATION

College Road is within a short walk of the village High Street with its variety of local shops and stores, including Fellows Bakery and Pubs. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD

Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.

SCHOOLS

St Peter's CE Primary School, Ardingly (0.6 miles), Oathall Community College (3 miles). The local area is well served by several independent schools including Great Walstead (4.6 miles) and Ardingly College (0.4 miles).

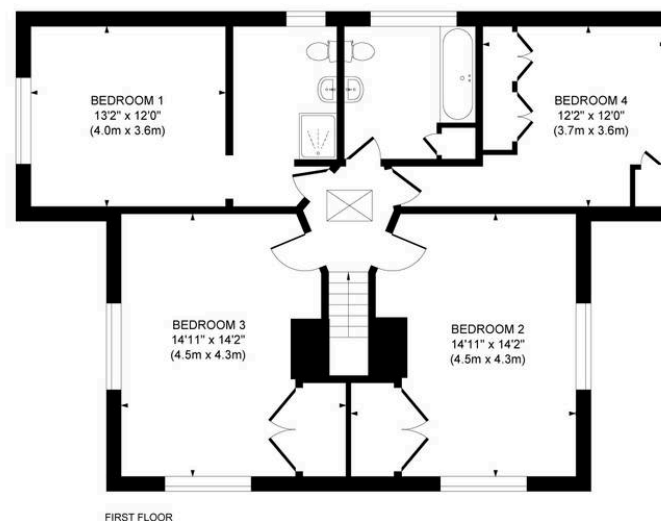
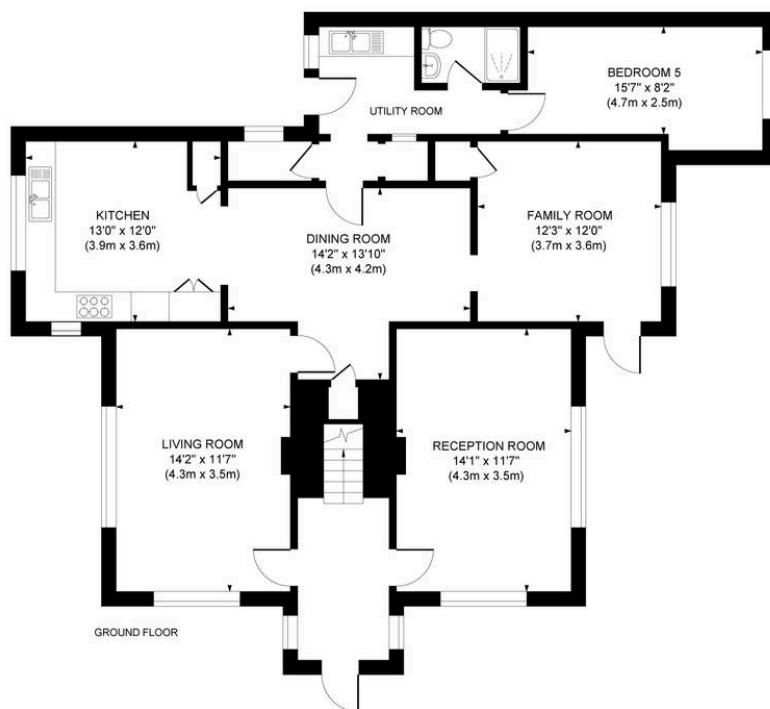
STATION

Haywards Heath mainline railway station (3.2 miles). Provides fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Area
2354 sq. ft / 218.70 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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