



## Charlecote Place Church Road, Scaynes Hill

Guide Price £600,000



# Charlecote Place Church Road

The property has been significantly upgraded throughout, and would make the ideal family home. Internally, the property comprises of a large entrance hall, leading through to all rooms. The lounge is positioned to the front, a boasts a beautiful bay window flooding the room with light, and a feature fire with a brick surround. To the rear, is an incredibly spacious kitchen / breakfast room, offering space for a range of modern appliances and white goods. The kitchen has been carefully segregated to create utility room to the side too. In addition to this, there is a large formal dining room to the front and an inviting snug to the rear. Both of these rooms are extremely versatile and could be used as bedrooms too. The ground floor accommodation is complete with a modern family bathroom, complete with a walk in double shower. On the first floor, the property benefits from a master double bedroom, leading onto a spacious study / office, which could also be converted into a en-suite or dressing room. In addition to this, there is also a second double bedroom, and an en-suite bathroom. The first floor, also offers ample eaves storage, accessed via both bedrooms. Externally, the property has plenty more to offer, with a generously sized paved driveway for multiple cars to the front. To the rear, there is a large garden, laid to lawn with a large patio area. There is also an outbuilding, garden shed and chicken coop too. Located in the enviable village location of Scaynes Hill, the property offers ideal access to the local pub and village shops. Whilst Haywards Heath Town is within easy reach, offering a wider range of shops, restaurants and transport links including the train station.

Scaynes Hill is a village in the heart of Mid Sussex, and just outside of Haywards heath & Lindfield. Scayness Hill, offers a tranquil setting, of a village pub and some local shops. All within the typical

















**Entrance Hall**

**Lounge**

**Kitchen / Breakfast Room**

**Dining Room**

**Snug / Bedroom**

**Family Bathroom**

**Landing**

**Bedroom**

**Office / Dressing Room**

**Bedroom**

**En-Suite**





OUTBUILDING

GROUND FLOOR

FIRST FLOOR

## Church Road

Approximate Area (Excluding Eaves) = 1582 sq ft / 147.0 sq m

Outbuilding Area = 122 sq ft / 11.3 sq m

Total = 1704 sq ft / 158.3 sq m

For identification only - not to scale







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