Birchen Lane, Lindfield

Guide Price £1,100,000 - Freehold

A delightful, well presented detached family house set in a good size plot with an abundance of established trees, shrubs and enclosed by hedging providing exceptional privacy and seclusion. The house features a well fitted kitchen/breakfast room, utility room, a fine sitting room with feature fireplace and an opening with bespoke glass folding doors leading to a conservatory. There is also a separate dining room, useful family room and a downstairs cloakroom. On the first floor are 4 good size bedrooms with the main bedroom benefitting from an en-suite bathroom. Outside there is an attached double garage approached via a long driveway with additional parking and secluded front and rear gardens.

Located in this highly desirable Private tree lined road within walking distance to Haywards Heath main line station with its fast and frequent commuter service to London (Victoria and London Bridge 47 minutes). Lindfield village High Street is also close at hand and provides a variety of traditional shops, boutiques, coffee shops, several restaurants and 4 pubs. The vicinity is well served by a range of state and private schooling which includes Great Walstead, Cumnor House and nearby Ardingly College. Local leisure pursuits include Haywards Heath golf course and Ardingly Reservoir for fishing, sailing and many public footpaths for the avid walker to explore the delightful surrounding countryside.

Ground Floor
Covered Entrance Porch  Outside light point. Panelled front door to:

Entrance Hall  Radiator. Telephone point. Staircase to first floor with large under stair storage cupboard.

Cloakroom  White suite comprising low level wc. Fitted wash hand basin. Radiator. Tiled floor.

Family Room  16'5" x 8'10" (5.00m x 2.69m)  Double aspect. Radiator. TV aerial point.

Sitting Room  20'0" x 12'10" (6.10m x 3.91m)  Feature pine classical open fireplace with marble insert and hearth. Fitted storage unit with shelves above and storage cupboards below. 2 radiators. Double glazed replacement window. Glass folding doors to:

Conservatory  14'2" x 12'2" (4.32m x 3.71m)  2 radiators. Tiled floor. Double doors to terrace.

Dining Room  15'4" x 13'0" (4.67m x 3.96m)  Radiator. Double glazed replacement windows.

Kitchen/Breakfast Room  13'0" x 12'1" (3.96m x 3.68m)  Fitted in high quality 'powder' blue German units with 'Corian' work surfaces comprising recessed sink unit with mixer tap, cupboards and integrated dishwasher below. Further work surface with inset gas hob with extractor canopy above and drawers below. Fitted wall cupboards. Built in electric double oven with cupboard above and below. Tall roll-out larder cupboard. Space for upright fridge/freezer. Space for breakfast table. Radiator. Tiled floor. Door to:

Utility Room  Matching units with inset sink unit with mixer tap, cupboard and plumbing under for washing machine and tumble dryer. Tall storage cupboard. Fitted wall cupboards. Tiled floor. Double glazed replacement windows and door to rear. Part tiled walls. Door to:

Covered Porch  Arched door to front and door to garage.

First Floor

Landing  Radiator. Built in airing cupboard. Drop down hatch to roof space.

Bedroom 1  14'9" x 12'2" (4.50m x 3.71m)  Radiator. Good range of fitted wardrobe cupboards to one complete wall. Double glazed replacement window. Door to:


Bedroom 2  15'5" x 12'6" (4.70m x 3.81m)  Triple aspect. Radiator. Built in triple wardrobe cupboard.

Bedroom 3  13'2" x 12'2" (4.01m x 3.71m)  Radiator. Fitted triple wardrobe cupboard.

Bedroom 4  9'9" x 7'6" (2.97m x 2.29m)  Radiator. Built in double wardrobe cupboard. Telephone point.


Outside

Double Garage  18'5" x 16'2" (5.61m x 4.93m)  Electric up and over door. Light and Power. Outside water tap. Eaves storage. Wall mounted gas boiler.

Front Garden  Fully enclosed and well screened by mature hedging. Laid to lawn. Driveway to garage with ample parking. Gate and side access to:

Delightful Rear Garden  Paved terrace. An abundance of established trees and shrubs offering complete privacy and seclusion. Laid to lawn with fruit trees.
PROPERTY MISDESCRIPTIONS ACT 1991

Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

42 High Street
Lindfield
West Sussex, RH16 2HL
01444 484564
lindfield@markrevill.com

Mark Revill & Co

Energy Efficiency Rating

Environmental Impact (CO2) Rating

[Diagram of floor plan with rooms labeled]