

the floorplan...

Gross Internal Area : 348.0 sq.m (3745 sq.ft.)



A substantial portion of this imposing Edwardian Manor house built circa 1909 with accommodation over 3 floors, driveway, double garage & elevated views.

Offers in Excess of £1,000,000
Freehold

'Barrington House'
Portsmouth Wood Drive
Lindfield, West Sussex
RH16 2DW



**MANSELL
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ESTATE AGENTS SINCE 1947

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in brief...

- 5 bedrooms + Study
- 3 bath/shower rooms
- Drawing room
- Sitting / Dining room
- Kitchen / Breakfast room
- Ground floor cloakroom/WC
- Master bedroom + ensuite bath/shower room
- Private driveway with double garage
- Gas fired central heating and double glazed windows
- Enclosed gardens + stunning elevated views
- EPC rating: F
- Council Tax Band: F



in more detail...

A substantial portion of an imposing Edwardian house built circa 1909, arranged over three floors with 5 bedrooms and presented in excellent order enjoying an elevated position with commanding views across the village from a tucked away cul-de-sac. The 3,745 sq ft of accommodation comprises: reception hall, cloakroom, spacious kitchen / breakfast room with integrated appliances, space for table and chairs, cupboard housing Potterton gas boiler, drawing room with feature gas fire and stunning views, generous open plan sitting/dining room with feature open fireplace and stairs rising to a mezzanine level with lantern roof. First Floor: master bedroom with built in furniture, a re-fitted en-suite bath/shower room, a second double bedroom, a home study and a modern family shower room. Stairs rise to the second floor landing with attractive lantern window, 3 further bedrooms and a white bathroom. **Benefits** include gas fired central heating, double glazing, attractive wooden flooring and high ceilings.

Outside there is a 37' x 25' private driveway, parking for several vehicles, detached double garage (18'8 x 18'8), electric up and over door. 50' x 30' West facing gardens, shaped lawn and hedges, steps up to 40' x 20' raised area of garden, timber decked seating, further lawn, flower beds and borders. Water tap and lighting.



the location...

This property occupies a pleasant tucked away position on the western side of Lindfield and is convenient for village facilities including the picturesque High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

Schools:

Lindfield Primary School (1.1 mile)
Blackthorns Primary School (1.2 miles)
Oathall Community College Secondary School (1.1 miles).

The local area is well served by several independent schools including; Great Walstead (2.2 miles) and Ardingly College (1.9 miles)

Station:

Haywards Heath mainline railway station (1.1 miles).
Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

worth bearing in mind...

The property is within walking distance of a mainline railway station, highly regarded local schooling and picturesque village High Street.