



1 Maplewood Drive, Hare Lane, Blindley Heath, Lingfield. RH7 6JB

£1,295,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



## *in brief...*

- Detached newly constructed family home
- Exclusive secure gated development
- Four double bedrooms
- LEICHT kitchens
- Neff integrated appliances

- 2241sq ft of living space
- Extensive garden and 1.7 acre paddock
- Air source heating
- Stunning rural location
- 10 year new home guarantee



*A stunning detached home built by Fairfax and located in an exclusive gated development of only seven homes, surrounded by beautiful countryside.*





## *in more detail...*

A recently constructed detached family home which is built to an extremely high level and specification by renowned builders Fairfax.

The innovatively designed homes have been clad with attractive natural Cedar and complimented by natural slate roofs which perfectly suits the rural surroundings. Situated in an exclusive and secure gated development of only seven homes, the properties are surrounded by beautiful countryside and offer far reaching views.

The accommodation which offers 2422sq ft of living space briefly comprises: reception hall with door to the garden; quadruple aspect open plan living/dining area with double folding doors to the garden and wood flooring; kitchen area with quartz work surfaces, cooking and breakfast island plus Neff integrated appliances and ceramic tiled flooring. A spiral staircase leads to a mezzanine area above which would make an ideal study or occasional bedroom. Accessed via the reception hall is the bedroom accommodation with a downstairs bathroom; boiler room; useful utility room and the master suite with dressing room and ensuite shower room.

On the first floor there are two double bedrooms, both with ensuite shower rooms and fitted wardrobes which completes the living space.



Externally there is driveway parking for several vehicles and gated rear access to the extensive rear garden which is mainly laid to lawn with a patio area abutting the rear of the property. Plot one is offered with the benefit of a 1.7 acre paddock adjoining.



## the location...

Blindley Heath is ideally situated, accessed via the A22 on the outskirts of Lingfield which offers a range of local amenities and a main line train station with frequent services to London. The larger towns of Oxted and East Grinstead are within a short drive and the popular Lingfield racecourse is also nearby. The M23/M25 motorways are easily accessed from the village and Gatwick Airport is just 12 miles distant.

### DIRECTIONS

From our office on London Road turn left and at the first roundabout and continue straight onto Beeching Way. Proceed onto the A22 bearing right onto Station Road (A22) and then merging into the left hand lane. At the traffic lights turn left onto London Road and at the roundabout take the first exit continuing on London Road. Follow the A22 through Felbridge, past the Star Inn public house and at the next roundabout, proceed straight over again, continuing on the A22 Eastbourne Road towards Blindley Heath before turning left onto Hare lane where Maplewood Drive can be found about 1/4 mile down on the left hand side.

Please check google maps for exact distances and travel times (property postcode: RH7 6JB)



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