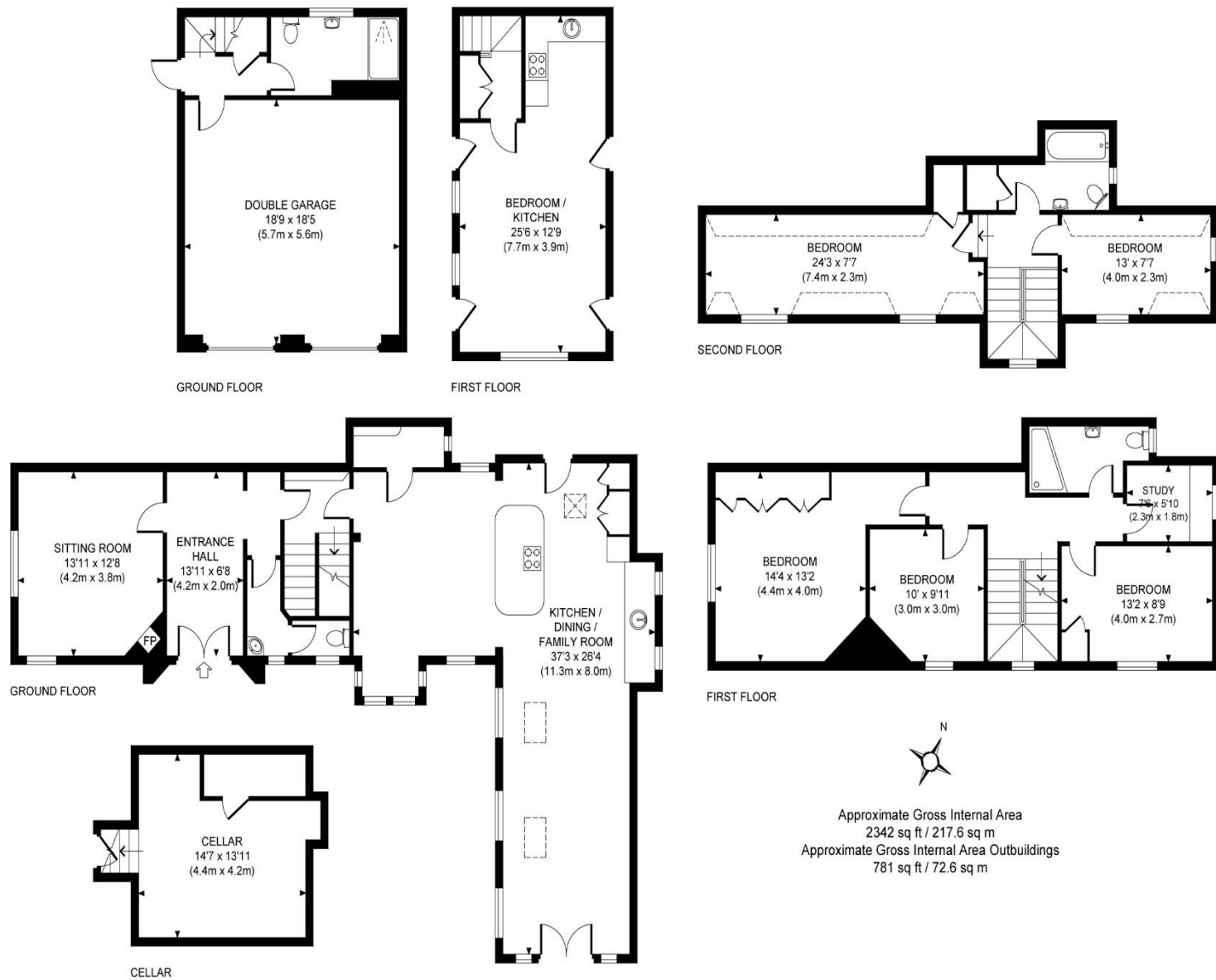


the floorplan...



A highly unique & extended 5 bedroom attached Edwardian family home built in 1904 with accommodation spanning 3 floors plus newly built double garage with studio above (2017). No Onward Chain

£1,295,000
Freehold

'Glebe House'
32 Denmans Lane, Lindfield
West Sussex
RH16 2JR



**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

more details from...

call: Lindfield: 01444 484084
 email: lind@mansellmctaggart.co.uk
 web: www.mansellmctaggart.co.uk

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McTAGGART**
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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- Triple aspect open plan Kitchen / Dining / Family room
- Adjoining sitting area with bay window
- Separate front sitting room + fireplace
- Reception hall, Cloakroom/WC
- Cellar & storage
- 3 first floor bedrooms + Home Office & white Family bathroom
- 2 top floor bedrooms & white bathroom
- South facing 90' x 45' private lawned garden + newly paved patio
- 100' Private Driveway
- Detached Double Garage + twin electric doors & Studio above
- Gas fired central heating, character windows + some secondary glazing
- Offered for sale with No Onward Chain
- EPC rating: D and Council Tax Band: G



This spacious, flexible and central family home is offered for sale with No Onward Chain.

in more detail...

The beautiful main house blends old charm with an updated and modified interior ideal for modern day family living. The accommodation comprises: **Reception Hall** with herringbone tiled flooring & arched ceiling, door and step down to a white **Cloakroom/WC**, lobby with stairs to first floor and stairs down to a useful **Cellar** (space and plumbing for appliance, fuse box and meters) plus deep storage cupboard. Front **Sitting Room** with Oak block flooring & feature brick fireplace, a Sitting area with cupboard, windows plus bay to front, generous open plan triple aspect **Kitchen / Dining / Family Room**, Oak block flooring, stunning fitted kitchen with units at eye & base level, quartz worktops, soft close cupboards & drawers, sink unit, twin ovens, warming drawer, 4-ring Miele induction hob, coffee machine, 2 dishwashers, fridge/freezer, wine cooler and side door, Dining area with 3 windows, 2 velux and double doors to the front. **First floor:** landing with front window, **Master Bedroom** + fitted wardrobes, 2 further bedrooms, home office (optional small bedroom) & re-fitted white **Family Bathroom**. **Top floor:** 2 further bedrooms (both with built in storage and sloped ceilings) + re-fitted white **Bathroom/WC**, enclosed bath, mixer tap & shower attachment. Airing cupboard + Glow Worm gas fired boiler & Mega flo hot water cylinder.

Outside: gated entrance, 100' gravelled **Private Driveway** flanked by raised gardens, detached **Double Garage** with twin electric up & over Cedar doors. Internal rear door to the multi purpose **Studio** (ideal for an au pair, granny flat or separate home office). Lobby + side entrance & stairs, Shower Room fitted with a modern white suite. First floor: double aspect room, eave storage & corner kitchen area. To the front/side of the house is an extended area of lawned **South Facing** garden (90' max x 45' max), plants, flowers & shrubs, fenced & hedged boundaries and a new paved patio seating area ideal for al fresco dining.

the location...

This beautiful home is situated in one of the villages most central, yet tucked away, no through road locations. Only a few minutes walk of picturesque High Street, local pubs, shops, stores, boutiques, churches, pond and historical 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 M25.

Schools: Lindfield Primary School (0.4 miles) Blackthorns Primary School (1.1 miles) Oathall Community College Secondary School (1.0 mile). The local area is well served by several independent Schools: Great Walstead (1.5 miles) and Ardingly College (2.5 miles).

Station: Haywards Heath mainline railway station (1.1 miles by foot & 1.5 miles by road). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

worth bearing in mind...

This property is situated within walking distance of the High Street, village common, highly regarded schooling & Haywards Heath station.

