







## Lodge Lane, Keymer

Spacious recently refurbished four/five bedroom detached house, with self-contained annexe, located in the village of Keymer



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- ▶ **Four / Five Bedroom**
- ▶ **Self Contained Annexe**
- ▶ **Recently Refurbished**
- ▶ **Ample Parking**
- ▶ **Workshop**
- ▶ **Five Bathrooms**
- ▶ **Utility Room**
- ▶ **Balcony**
- ▶ **Approximately 2101 sq ft**
- ▶ **No Chain**

The property has recently undertaken a full refurbishment and is presented to a clean and neutral décor throughout, and is ready to move in to straight away. In more detail the property comprises entrance hall with access to utility room, downstairs cloakroom and dual aspect sitting room measuring approximately 19'10" x 11'11" and provides French doors leading to the rear garden. The large modern open plan kitchen/dining/family room provides number of integrated Bosch appliances and open space provides flexible living measuring approximately 28'11" x 15'6", with rear access to the rear garden and further reception room ideal for study or playroom. The ground floor also comprises self-contained annexe with private entrance and comprises open plan kitchen/ living room, shower room and double bedroom with built in storage and double doors leading to a private garden.

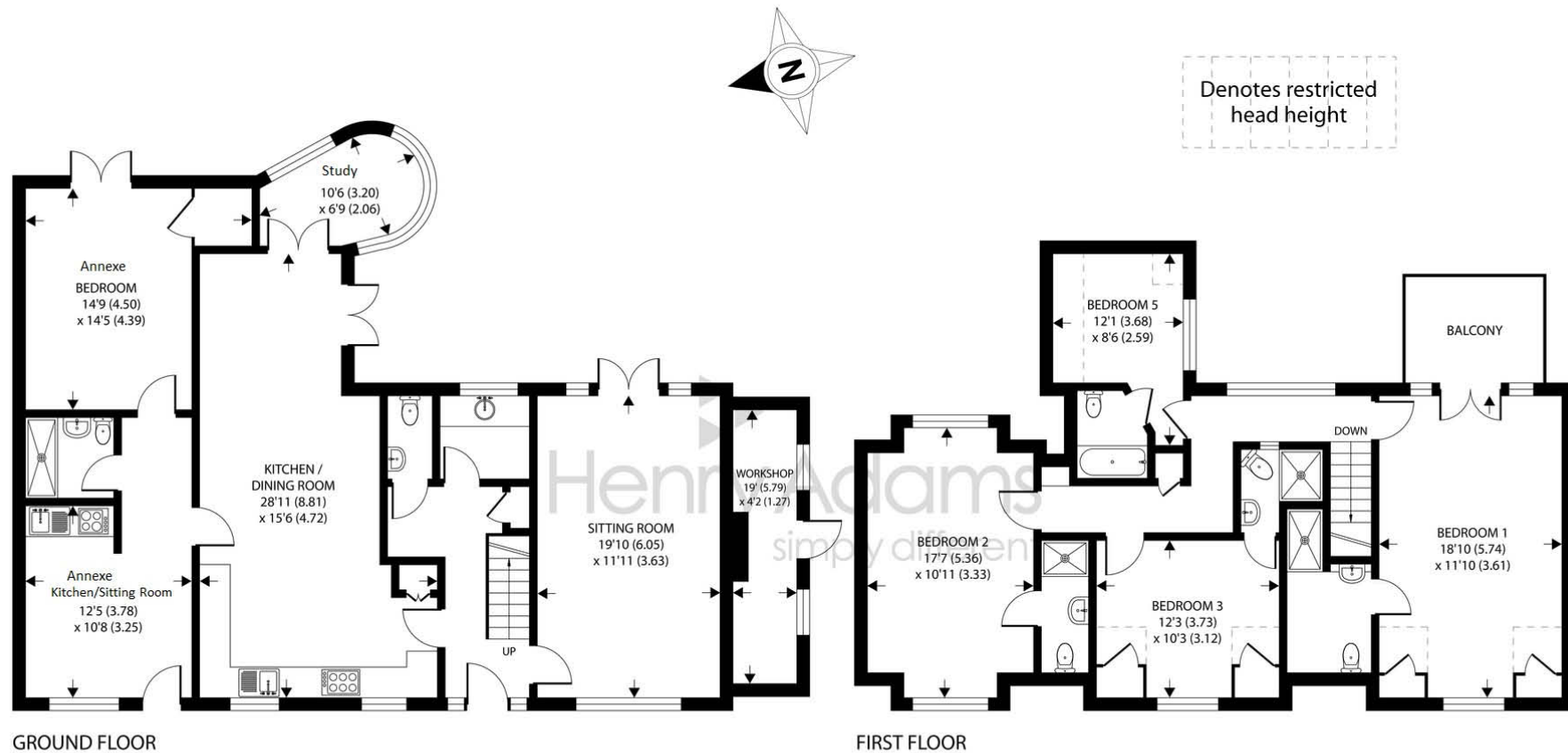
Access via staircase the first floor comprises landing with floor to ceiling windows overlooking the rear garden with doors leading to dual aspect master bedroom which measures approximately 18'10" x 11'10" with en-suite shower room and private balcony with views to the South Downs. Further bedrooms include dual aspect second bedroom with en-suite shower room, third bedroom with eaves storage and en-suite shower room, fourth bedroom with en-suite bathroom.











## Lodge Lane, Hassocks, BN6 8LU

Approximate Area = 1948 sq ft / 181 sq m (includes garage)

Limited Use Area(s) = 79 sq ft / 7 sq m

Outbuilding = 74 sq ft / 7 sq m

Total = 2101 sq ft / 195 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2020. Produced for Henry Adams. REF: 651209

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



### Further Attributes

Further attributes include gas central heating with brand new boiler, double glazed window throughout, USB sockets in kitchen and master bedroom and Aqua Dart Venturi quality bi-fold doors to all showers internally. Externally box shadow cedar cladding, outside lights and new interlocking slate roofing.

### Outside

To the front is ample parking with in and out driveway, with raised beds and side access to the rear garden. The secluded rear garden provides large decking area with covered veranda ideal for outside entertaining/dining, laid to lawn area, leading to a rear patio with outdoor electricity supply, ideal for hot tub. To the rear is a mature Silver Birch tree along with conifer tress planted, to provide further privacy. To the side of the property is workshop ideal for storage

### Location

Located in the village of Keymer, the property is ideally located to local amenities include village hall, shops, and pubs. Hassocks is located short walk from the property and provides wider range of shops, banks, health centre and number of leisure activities, including tennis club. Hassocks mainline railway station is located approximately 0.7 miles from the property and provides regular services to London (Victoria/London Bridge 55 minutes), Gatwick International Airport and the South Coast (Brighton 10 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

Schools are well represented close by with walking distance to The Windmills Primary School and Hassocks Infant School as well as Downlands Secondary School. The surrounding area is also the home of several excellent independent schools including Great Walstead, Ardingly College, Hurstpierpoint College, Cumnor House and Burgess Hill Girls.





