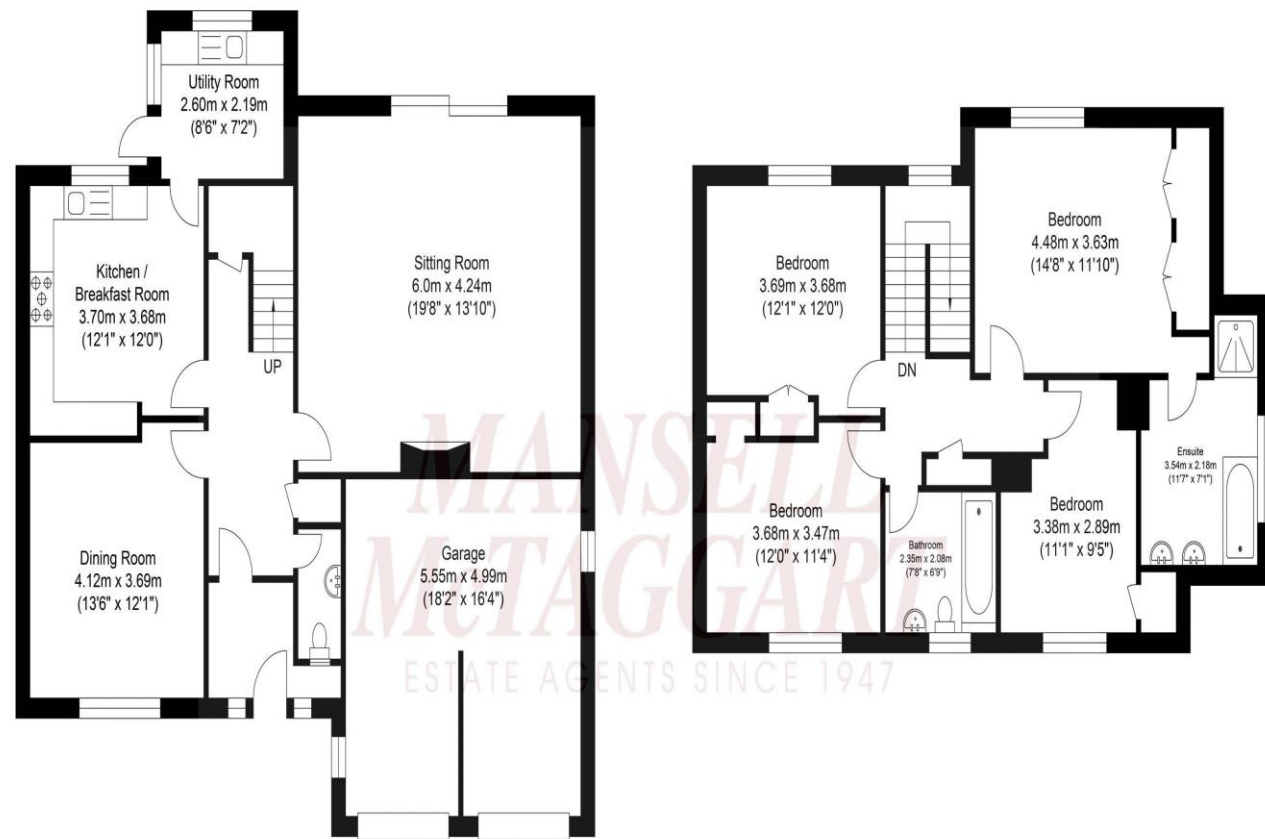


## The floorplan...



Ground Floor  
Approximate Floor Area  
1181.98 sq ft  
(109.81 sq m)

First Floor  
Approximate Floor Area  
838.50 sq ft  
(77.90 sq m)

Approximate Gross Internal Area (Including Garage) = 187.71 sq m / 2020.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

A well proportioned (2,020 sq ft) four-bedroom detached house with generous driveway, twin garages & a lovely 110ft rear garden

£700,000  
Freehold

Woodlands, Station Road,  
North Chailey BN8 4HE



## More details from...

call: Newick office: **01825 722288**

email: [new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
Trusted since 1947

**MANSELL  
McTAGGART**  
Trusted since 1947

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...*

- PORCH
- HALL
- DOWNSTAIRS CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE BATH/SHOWER ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- GENEROUS DRIVEWAY & TWIN GARAGES
- LOVELY 110FT REAR GARDEN
- EPC E
- COUNCIL TAX BAND F LEWES



## *In more detail...*

A well proportioned (2,020 sq ft) 4 bedroom detached house with generous driveway/parking, twin garages & a lovely 110ft rear garden all on a great **fifth of an acre plot**.

On the ground floor the front door leads into the porch and then onto the hall where there is a downstairs cloakroom/wc and stairs rising to the first floor.

To the front is the dining room and to the rear is the **19'8 x 13'10 sitting room with open fire & patio doors** to the garden. Also to the rear is the kitchen/breakfast room with a five ring gas hob & electric double oven, a window overlooking the back garden and a door to the utility room which has a door to the garden.

On the first floor is the landing off which there are 4 bedrooms, two to the front and two to the rear, and a family bathroom, The master bedroom has an **ensuite bathroom with bath, a separate shower cubicle** and twin wash hand basins. The two rear facing bedrooms have **lovely views**.

Further benefits include double glazing & gas fired central heating.

To the front is a driveway with parking for several vehicles and **twin garages** and to the rear is the **superb 110ft garden** which has a paved terrace, lawn, fruit trees and well stocked flower beds & borders.



## *The location...*

The property forms part of the popular village of North Chailey, which benefits from a garage/shop and sports/social club. Other traditional village facilities can be found nearby at Newick where there is a selection of shops including 3 pubs, a restaurant, café, pharmacy, bakery, butchers, a modern medical centre, church and 'outstanding' primary school. There is also a primary school at Chailey Green with a secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages. Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 45 minutes) and Brighton.

**DIRECTIONS** From our Newick office on the village green head west along the A272 in the direction of Haywards Heath. On leaving the village proceed along the long straight towards the two mini-roundabouts at North Chailey. Coldharbour Lane is the first turning on the right and Woodlands can be found just before the second turning which is Hazeldene Lane.

## *worth bearing in mind...*

If you have several vehicles you will love the twin garages and generous driveway/parking



*The property sits on a wonderful fifth of an acre plot with a great 110ft rear garden*

