



Connells

Cedar Cottage Ardingly Road
Lindfield Haywards Heath

Cedar Cottage Ardingly Road Lindfield Haywards Heath RH16 2QY

for sale
£1,200,000



Property Description

The ground floor has a versatile layout, with an impressive open plan kitchen dining space complemented by a separate snug/reception room and a generous lounge. Located to the rear of the property and enjoying stunning panoramic views of the surrounding countryside is the impressive open plan kitchen/diner. The bespoke 'Beyond Joinery' kitchen is fitted with a range of integrated appliances, induction hob and Quartz worktops. Limestone flooring flows through from the kitchen and hallway into the latest addition, a stunning dining area featuring triple patio doors out to the rear garden and glass roof lantern. Both the lounge and snug feature solid oak flooring, with further oak features throughout the home, including an entrance porch, central staircase and oak doors finished with Carlisle brass door fixtures. The property also benefits from underfloor heating on both floors and an individually zoned central heating system. On the first floor are four generous sized bedrooms. There are two luxury Lusso Stone bathrooms on this floor, the family bathroom serves three of the bedrooms and is complete with a stand alone bath and double walk in shower. The principle bedroom benefits from the convenience of a private ensuite shower room.

External

The high standard of finish continues outside. The fully enclosed landscaped rear garden backs onto farmland and features a porcelain paved patio adjoining the rear of the home, feature lighting and an outdoor cabin with private patio area, ideal for use as a home office. To the front of the property there is ample space for parking for multiple vehicles.

Planning permission has been granted for a side extension, planning reference is DM/24/1822.



Location

Cedar Cottage enjoys a prime position overlooking countryside on the outskirts of the highly regarded village of Lindfield, which sits at the edge of the High Weald in a designated Area of Outstanding Natural Beauty and has been voted winner of Best Sussex Towns & Villages Award in 2024.

The local High Street has a vast array of independent shops, public houses and restaurants, as well as further shopping facilities in the neighbouring town of Haywards Heath which is well served by the mainline station with frequent services to London, Gatwick and the city of Brighton and Hove. There are numerous local events and areas of interest to explore in the surrounding areas including Ashdown Forest, Ardingly Reservoir and Borde Hill and Wakehurst gardens. Highly regarded schools in the area include Lindfield Primary Academy, Blackthorns and Oathall Community College

Ground Floor

Porch

6' 6" x 4' 9" (1.98m x 1.45m)

Kitchen/Dining

29' 4" x 14' 7" (8.94m x 4.45m)

Lounge

11' 4" x 18' (3.45m x 5.49m)

Study

10' 4" x 11' 1" (3.15m x 3.38m)

First Floor

Bedroom 1

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom 2

10' 3" x 11' 5" (3.12m x 3.48m)

Bedroom 3

11' 3" x 8' 9" (3.43m x 2.67m)

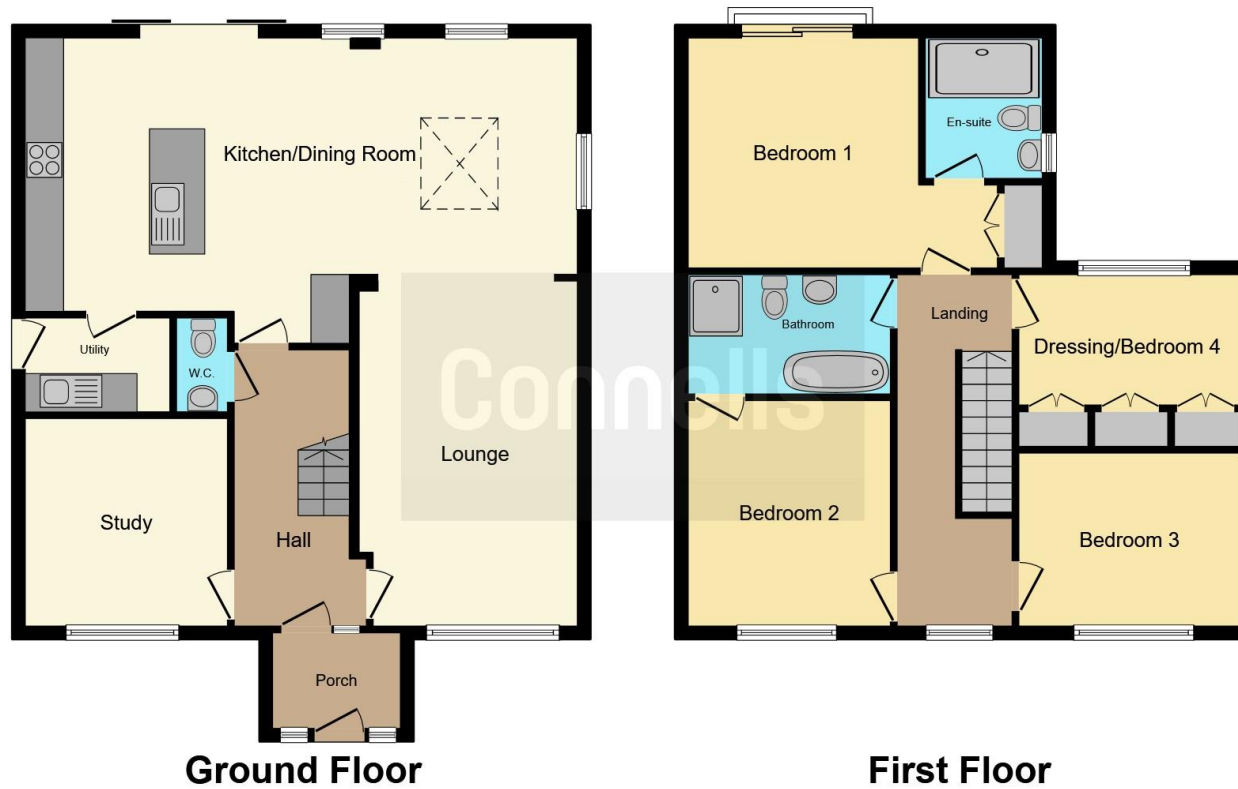
Bedroom 4

11' 3" x 6' 6" (3.43m x 1.98m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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