

Hindover Cottage
Lindfield





Welcome to Hindover Cottage

Welcome to Hindover Cottage – an utterly charming semi-detached cottage that dates from the 1920s, sits on gorgeous 1/3 acre plot and enjoys the most idyllic position in a peaceful, private estate on the outskirts of lovely Lindfield.

Our clients have owned the home for fifty years underlying just what a special location and opportunity this is for an incoming buyer and, although the home would now benefit from certain modernisation, it has a genuinely inviting feel throughout.

You can tell this has been a very happy home indeed.







Cosy Cottage

Upon entry you are welcomed by a generous entrance hall which forms part of a side extension that was undertaken in 1992.

The original part of the house offers two charming reception rooms – both with open fireplaces, perfect on a chilly winter's evening.



Country Kitchen

The country kitchen was also extended (in the 70s) and is a social space with a lovely outlook over the garden.

The side door opens on to the courtyard and there is plenty of space for a breakfast table.





Bed & Bath

There are five bedrooms in total. The original part of the house has three doubles – each with fitted wardrobe space and pleasant, leafy outlooks.

There is also a cloakroom on the first floor with eaves storage.

The ground floor also offers a shower room and stylish, modern family bathroom with Burlington fixtures and tasteful tiling.

The other two bedrooms form part of the 90s extension and sit above the garage, offering excellent scope for an annexe, if required.



Step Outside

Stepping outside the home really comes into its own. The plot extends to 1/3 of an acre with fabulous, mature gardens wrapping around two sides. There are fruits trees, Rhododendron bushes and a large expanse of lawn that is perfect for children to play.

The front of the house is screened by mature hedging various areas of lawn and there is gated side access.

The gravel driveway is approached by a 5 bar gated entrance and leads to the garage with additional parking for several cars.

There is direct access from the garden to fields at the rear and the nature of the position means the garden is incredibly private.

Given the size of the plot there is, in our opinion, plenty of scope for further extension, if required. There is room to extend to the rear to enlarge the kitchen and a large space to the side where you could extend also. Any work is of course subject gaining any necessary consents.



Out & About

Hindover Cottage forms part of the private. "Nether Walstead" estate which lies off East Mascalls Lane on the eastern fringe of Lindfield - one of the South East's most desirable villages. The historic High Street is home to the picture-postcard village pond and it a two minute drive/25 min walk from your front door.

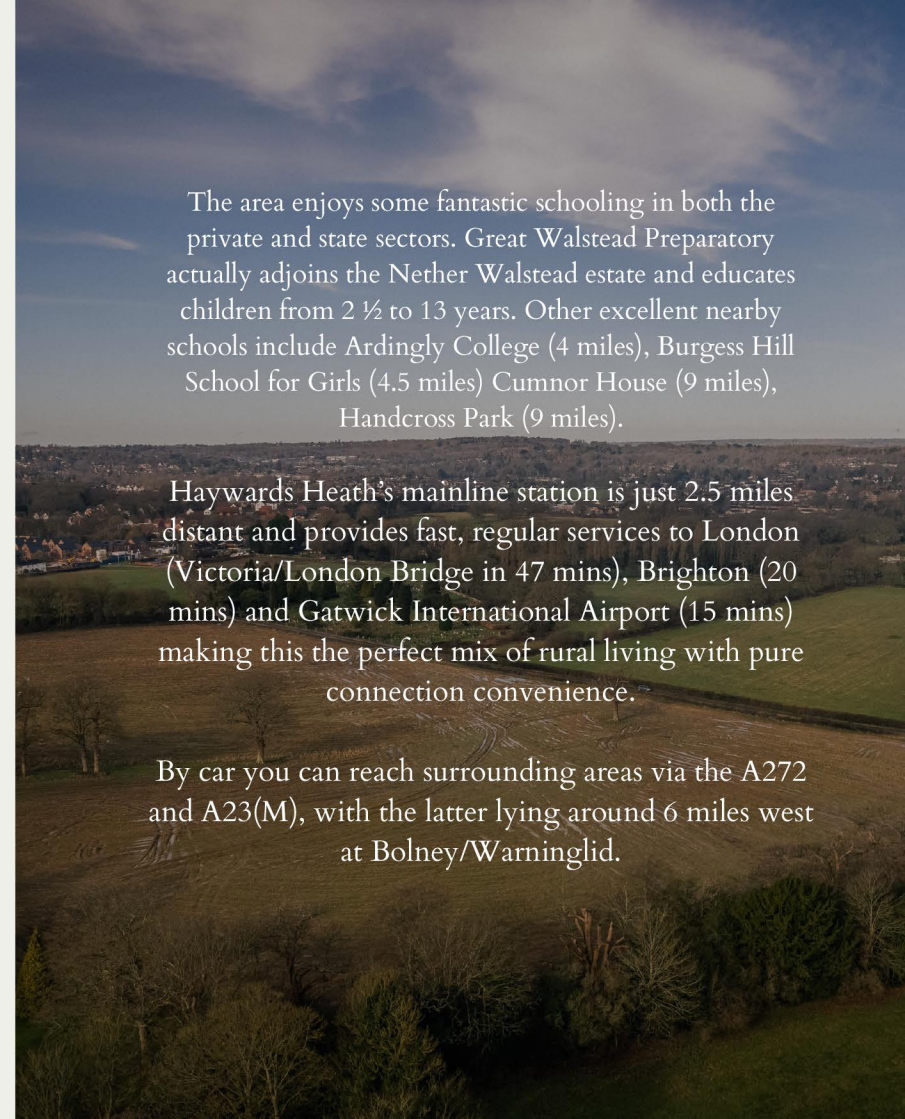
The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries. The Stand Up Inn, Red Lion and The Bent Arms are great for a pint of Harveys or a glass of wine and you have your pick of restaurants with Tamasha Indian, That's Amore Italian and The Limes Thai', whilst The Witch Inn gastropub is quality pub grub. Lindfield Coffee Works or the Black Duck are our favourite spots to grab a flat white. For a does of city life, the cosmopolitan Brighton & Hove is just over 14 miles distant and provides world class shopping at The Lanes.

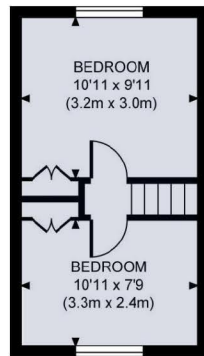


The area enjoys some fantastic schooling in both the private and state sectors. Great Walstead Preparatory actually adjoins the Nether Walstead estate and educates children from 2 ½ to 13 years. Other excellent nearby schools include Ardingly College (4 miles), Burgess Hill School for Girls (4.5 miles) Cumnor House (9 miles), Handcross Park (9 miles).

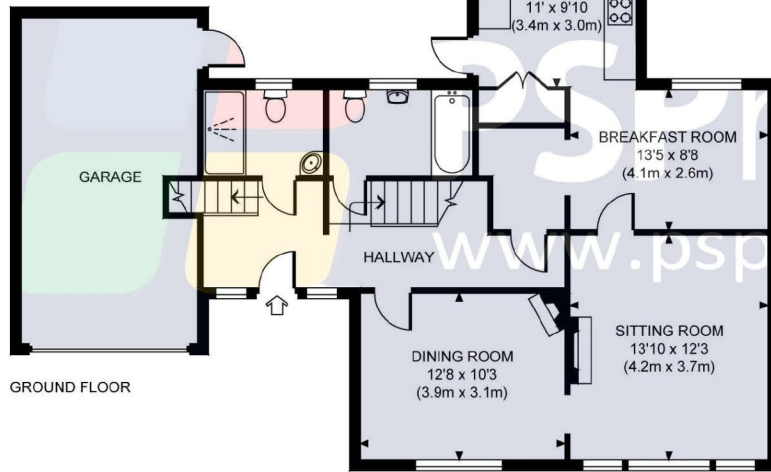
Haywards Heath's mainline station is just 2.5 miles distant and provides fast, regular services to London (Victoria/London Bridge in 47 mins), Brighton (20 mins) and Gatwick International Airport (15 mins) making this the perfect mix of rural living with pure connection convenience.

By car you can reach surrounding areas via the A272 and A23(M), with the latter lying around 6 miles west at Bolney/Warninglid.



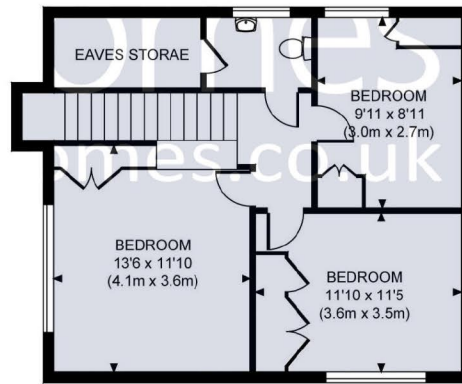


SECOND FLOOR



GROUND FLOOR

Approximate Gross Internal Area
1714 sq ft / 159.2 sq m



The Specifics

Tenure: Freehold

Title Number: WSX384027

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband Speed: Up to Ultrafast (1,000 mbps download)

Services: Mains electric, oil heating, mains water & private drainage (none tested)

what3words: ///vouch.cabin.influence

We believe the above information to be correct but recommend intending purchasers check personally.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





HINDOVER COTTAGE
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For a private viewing contact
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