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AWARDS

2022  
★★★★★

**GOLD WINNER**

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**Approx. Gross Internal Floor Area 1530 sq. ft / 142.30 sq. m (Including Outbuilding)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



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VIEWING BY APPOINTMENT WITH PSP HOMES  
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**The Dunnocks Gravelly Lane, Lindfield, West Sussex, RH16 2RY**

**Guide Price £700,000 Freehold**

## The Dunnocks Gravelly Lane, Lindfield, West Sussex, RH16 2RY

### What we like...

- \* 1930s home with striking, contemporary rear extension.
- \* Open plan kitchen/dining/living space that is, without doubt, the heart of this home
- \* 130ft west facing garden with large terrace and garden studio - perfect for home working.
- \* Superb master suite with panoramic views over Lindfield
- \* Lindfield Life - one of the South East's most desirable villages - just 5 mins from The Common.

### Welcome Home...

Welcome to The Dunnocks – an incredibly unique and creatively extended 1930s semi-detached home sitting on a fabulous west facing plot in the beautiful village of Lindfield.

This home really is a prime example of “don’t judge a book by its cover” with traditional 1930s façade from the front but a juxtaposing rear extension (2017) that provides a striking, contemporary twist.

The extension was designed by award-winning RIBA architect’s, Eco-Tecture, who have a passion for creating sustainable, eco friendly homes in Sussex.

### Let Me Entertain You...

The extension has created an open plan kitchen/dining/living space that is, without doubt, the heart of this home and a fabulous space for both entertaining and modern family life.

There are clearly designated areas and interesting levels and the space connects seamlessly with the garden via large sliding doors – perfect for the “inside outside” living we all crave during the summer months.

The living area is a stunning space with vaulted ceiling and the timber battened design was inspired by the National Theatre and creates a ‘Scandi’ feel.

To the front you have a separate sitting room with bay window, which adds some extra versatility to the ground floor living space. There is immense amount of built of storage and a porch was added in 2020 to create a larger hall, which sets the tone.

### Social Kitchen...

The kitchen itself is a social space and offers a great spot for a keen chef. The contemporary cabinetry sit under wooden counters and there is a range of integrated appliances including induction hob, double oven, fridge/freezer and dishwasher.

The room is bathed in natural light via a cleverly placed skylight, which has a handy rain sensor.

There is underfloor heating in the extended area too – perfect for the chilly winter months.

Just off the kitchen is a separate utility/cloakroom which hides away the noisier appliances (washing machine and tumble dryer).

### Sleep & Soak...

On the first floor there are two double bedrooms, both served by the family bathroom that was beautifully refitted in 2021 with dusky pink tiling, brass fittings and mood lighting that create the perfect ambience to unwind after a long day. The large linen cupboard is ideal towels and bedding.



### The Master Suite...

The second floor consists entirely of the superb master suite, offering privacy and seclusion from the rest of the house. The bedroom area has a large picture window which boasts the most spectacular views over Lindfield where you’ll see the most breath-taking sunsets and firework display on Bonfire Night. The walk-in dressing room and stylish ensuite shower room make this the perfect principal suite. Whilst the loft has been converted there is still plenty of storage in the eaves.

### Glorious Garden...

Stepping outside, you have a glorious west facing garden that extends to around 130ft and enjoys plenty of afternoon/evening sunshine. The paved terrace is the perfect spot for a glass of something chilled or a barbecue in the summer months. Steps lead down to a large expanse of lawn that is ideal for children to play.

At the foot of the garden is the impressive Garden Office which is ideal for anyone who works from home. This impressive 182 sq ft space has heating, air conditioning and is fully powered giving you separation from the main house during working hours. Beyond the office is a further garden area with a further shed for storage.

To the front is driveway parking for several cars, with EV car charge point and yet more storage for bikes, bins and more.

### Lindfield Life...

Gravelly Lane sits on the eastern fringes of the sought after village of Lindfield - without doubt, one of the most beautiful and sought-after villages in Sussex. The historic High Street (a mile distant) is home to the picture-postcard village pond and it a fifteen minute walk/two minute drive from your front door. The High Street is thriving with an eclectic mix of boutiques, shops, stores and eateries and the beautiful village common is just a five minute stroll and hosts the annual bonfire night fireworks display. Cricket has been played here since 1747!

The Stand Up Inn, Red Lion and The Bent Arms are great for a pint 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 and Black Duck are the favourite spots to grab a flat white.

Neighbouring Haywards Heath has a Waitrose, Sainsburys and Marks & Spencers for shopping and The Broadway offers an array of leading chain and independent restaurants, bars and pubs. 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 property falls into the catchment area for the reputable Lindfield Primary School. For secondary education the catchment is for Oathall Community College and there is a Sixth Form College on Harlands Road, Haywards Heath. By car, surrounding areas can be accessed via the A272 to the east and A23(M) to the west..

### The Specifics...

Tenure: Freehold

Title Number: WSX118779

Local Authority: Mid Sussex District Council

Council Tax Band: D

