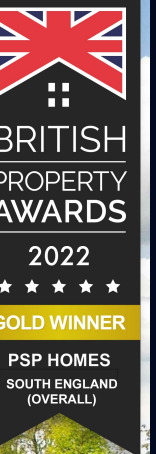
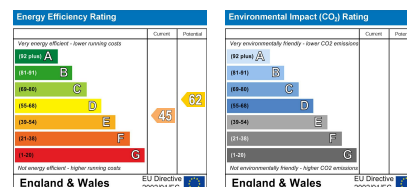


Approximate Area = 132.6 sq m / 1427 sq ft
 Garage = 31.9 sq m / 343 sq ft
 Total = 164.5 sq m / 1770 sq ft
 Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 325188



Hatchlands, Hammingden Lane, Highbrook nr Ardingly, West Sussex, RH17 6SS

Guide Price £765,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Hatchlands, Hammingden Lane, Highbrook nr Ardingly, West Sussex, RH17 6SS

What we like...

- * Picture postcard rural setting opposite the beautiful All Saints Church in Highbrook village.
- * Sunny south/west facing gardens wrap around two sides of the home.
- * Double garage offers immense storage and huge conversion potential.
- * Versatile accommodation that is perfect for a family.
- * Close to Lindfield and Ardingly villages.

Welcome Home...

Tucked away in a quiet hamlet and surrounded by countryside, this detached four-bedroom home offers a peaceful semi-rural lifestyle with excellent connectivity—just 12 miles from Gatwick Airport and only 4 miles from Haywards Heath mainline station, providing swift links to London and the coast.

Built in circa 1990s by Messrs, Berkely Homes, the house is well-positioned on its plot, with a double garage and off-road parking for at least two further vehicles to the front. The accommodation is generous and well-balanced across two floors with plenty of flexibility and potential to extend—either at ground level or into the expansive loft space (subject to any necessary consents), with scope to create an additional en suite bedroom if desired.

On the ground floor, you’ll find a welcoming sitting/dining room complete with a multi-fuel burner—ideal for cosy evenings in. The kitchen/breakfast room is a great size with views over the garden, while the adjoining utility room provides essential practicality. There’s also a downstairs cloakroom, understairs storage, and a separate study that could double as a fifth bedroom if required.

Upstairs, the main bedroom enjoys its own en suite shower room, and three further bedrooms—two doubles and a single—are served by the family bathroom. There is also a generous loft space accessed via a fitted ladder, offering real scope for future expansion.

The hot water system was updated in recent years, and a double external socket to the front could be adapted for electric vehicle charging.

Step Outside...

To the rear, the garden extends to around 62 feet and enjoys a sunny southerly aspect. It is mainly laid to lawn with mature borders and hedging providing good privacy, along with a paved terrace ideal for outdoor dining or relaxing in the sunshine.

The double garage features twin doors and is currently arranged to incorporate a workshop/gym space, adding even more versatility to this already adaptable home.



Out & About...

Highbrook is a picturesque rural village, tucked between the popular villages of Ardingly and Lindfield, both offering a selection of day-to-day amenities, traditional pubs, and charming High Street shopping. For more comprehensive facilities, the larger towns of Haywards Heath, East Grinstead, Crawley and even coastal Brighton and historic Tunbridge Wells are all within easy reach. The home sits opposite the picture-postcard "All Saints" Church.

Commuters will appreciate the convenience of Haywards Heath mainline station, just four miles away (approx. 10-minute drive), with fast and regular services into London Victoria and London Bridge in around 40 minutes. The nearby A23 links easily with the M23 and M25, providing swift access to Gatwick and Heathrow airports and the wider motorway network.

Schooling in the area is a real strength, with a superb mix of both state and private options including the renowned Ardingly College just five minutes away. Local primaries in Ardingly and Lindfield also serve families well.

The Specifics...

Tenure: Freehold
Title Number: WSX156930
Local Authority: Mid Sussex District Council
Council Tax Band: G
Available Broadband: Ultrafast Fibre
Plot Size: 0.12 acres

We believe this information to be correct but recommend intending purchasers check personally before exchange of contracts.

