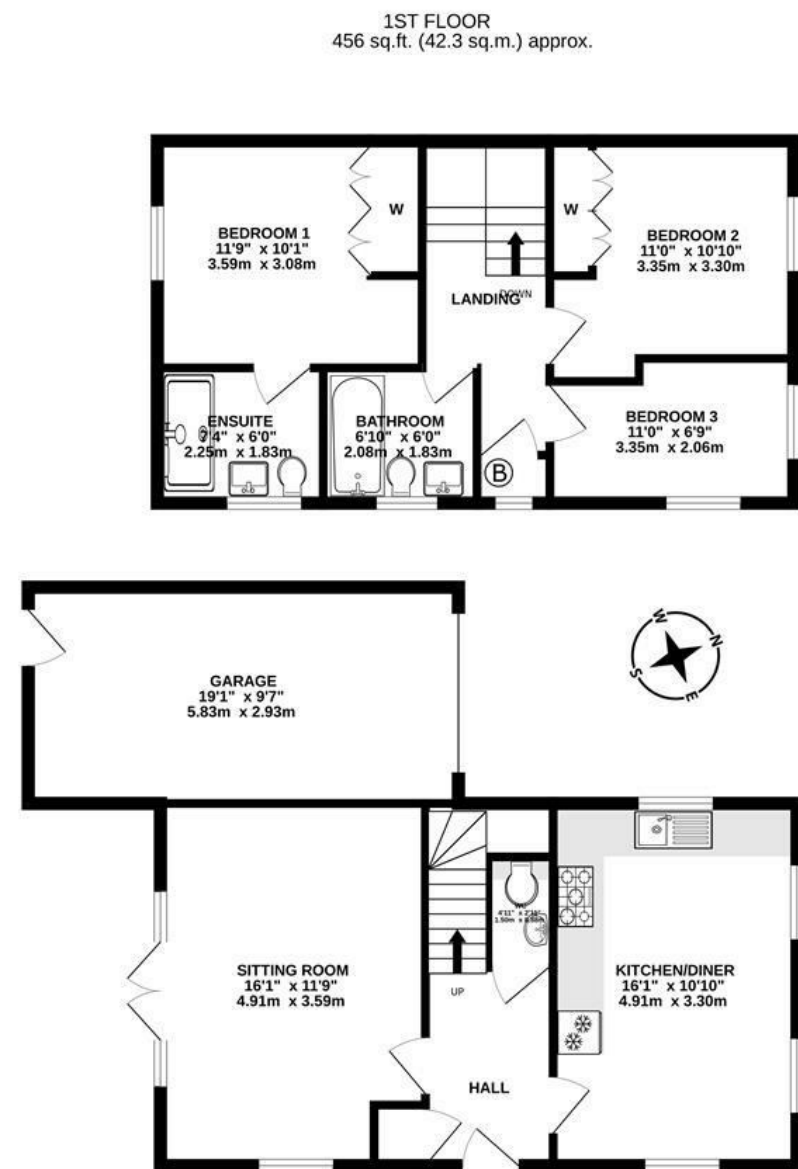


1 Woodpecker Chase, Lindfield, West Sussex, RH16 2AL

Guide Price £650,000 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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What we like...

- * Modern home with plenty of kerb-appeal and a high spec finish.
- * Delightful location in the heart of Lindfield - one of Sussex's most desirable villages.
- * 18ft kitchen/diner - great for social entertaining.
- * Walk of village High Street, Haywards Heath Station and Blackthorns & Oathall Schools.
- * Beautifully kept south west facing garden.

Welcome Home

If you’re looking for a high spec, modern home in the heart of one of Mid Sussex’s most desirable villages then look no further than this beautiful detached home in Woodpecker Chase, Lindfield - a peaceful close of just 13 homes within walk of the quintessential High Street, Blackthorns Primary School and Haywards Heath's mainline station.

The home was built in 2015 by the highly regarded Shanly Homes, who are renowned for their attention to details and high specification finishes and our client has meticulously maintained the home meaning it is perfect for anyone looking for low maintenance living and ‘no work required’.

Upon entry you’re welcomed by a central hallway with kitchen to one side and the sitting room to the other. There is a modern cloakroom and handy coats cupboard.

The social kitchen/diner extends to 18ft, provides plenty of space for a dining table and is a sleek, stylish space. The high gloss units, stone worktops and Miele & Siemens integrated appliances (fridge, freezer, dishwasher, washing machine, oven and gas hob) all sew together beautifully. Having windows to three sides ensure the room is bathed in natural light.

Across the rear is the delightful sitting room with French doors that seamlessly connect the inside with the outside and overlook the prettiest of gardens. The room is flooded with natural light due to the southerly and dual aspect.

A turned staircase rises to the first floor, which incorporates three bedrooms and two bath/shower rooms. The master bedroom enjoys its own modern en-suite shower room and fitted wardrobes. The second bedroom also has fitted wardrobes. Both are served by the contemporary family bathroom with overhead power shower.

Further attributes include access to an Ultrafast fibre broadband connection, gas fired central heating, quality double glazing and plenty of insulation providing a high degree of energy efficiency.

Step Outside...

The beautiful walled rear garden is a joy to behold and a real outside oasis. It is well stocked with a plethora of pretty flowers, roses, plants and shrubs with a favoured south-westerly aspect meaning there is plenty of sunshine throughout the day and into the evening. The shed provides handy storage and there is external power, water and lighting. A door provides rear access through the attached single garage with driveway parking beyond.

Quality modern homes such as this are seldom available in the heart of Lindfield and viewing really is considered a must!



The Lindfield Life...

Woodpecker Chase lies off Blackthorns in lovely Lindfield - one of the South East's most sought-after villages. The historic High Street is home to the picture-postcard village pond and it a two minute 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 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 Slake are the favourite spots to grab a flat white.

The nearby Lindfield Common has enjoyed cricket since 1747 and hosts the annual village bonfire celebrations on 5th November. The village boasts highly regarded schooling in the form of Lindfield and Blackthorns Primary Schools - both rated Outstanding by OFSTED. Children from this area usually attend Oathall Community College for secondary education - all within walking distance of the house. In the private sector the area is well-represented with the renowned Ardingly College, Hurstpierpoint College, Cumnor House and Great Walstead Preparatory. For dog walking, Scrase Valley Nature Reserve is just a few yards stroll.

Haywards Heath's mainline station is easily accessible (20 min walk) and provides fast commuter links to London (45 minutes to London Bridge/Victoria), Gatwick International Airport and the South Coast. By car, the motorway network is accessed via the A23(M).

The Specifics...

Tenure: Freehold
Title Number: WSX370575
Local Authority: Mid Sussex District Council
Council Tax Band: E
Broadband Speed: Ultrafast Fibre
Garden Orientation: Southerly
Estate Charge: £245 p.a.

We believe this information to be correct but cannot guarantee its accuracy and recommend intending buyers check details personally before exchange.

NB - Anti Money Laundering

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

