



## 'The Chestnuts' Church Road, Scaynes Hill, RH17 7NY

Guide Price £600,000 Freehold

Mansell McTaggart Lindfield



# 'The Chestnuts' Church Road, Scaynes Hill, RH17 7NY

**\*PLEASE WATCH VIEWING VIDEO\***

**An immaculate 3 Bedroom, 2 Bath/Shower Room detached village home built in 2000 + Driveway Parking + attached Garage & Countryside Views**

- **Entrance Hall** stairs to first floor, cupboard, telephone point
- **Cloakroom/WC** fitted white suite, low level WC, wash basin and opaque rear window
- A spacious open plan double aspect **Sitting Room** (previously 2 separate rooms: Sitting + Study), front window, sliding patio doors, TV/FM points
- Front to back double aspect **Kitchen / Dining Room** fitted range of units at eye and base level, worksurfaces, sink unit, space for dishwasher / washing machine, 4-ring gas hob, double oven, 'Worcester' gas boiler, space for table and chairs
- uPVC **Conservatory** tiled floor, underfloor heating, doors into garage and onto the terrace
- Generous **First Floor Landing** loft hatch, airing cupboard, space for desk and stunning rear views
- **3 Double Bedrooms** (all with built-in wardrobes)
- **Bedroom 1** with **En-Suite Shower Room** re-fitted with a modern white suite
- **Family Bathroom** white suite, enclosed bath, low level WC, wash basin and opaque rear window
- Private and mature East facing 30' deep x 57' wide **Rear Garden** laid to shaped lawn, plants, flowers and shrubs, raised terrace, decking, shed, water tap and gated access on both sides



# 'The Chestnuts' Church Road, Scaynes Hill, RH17 7NY

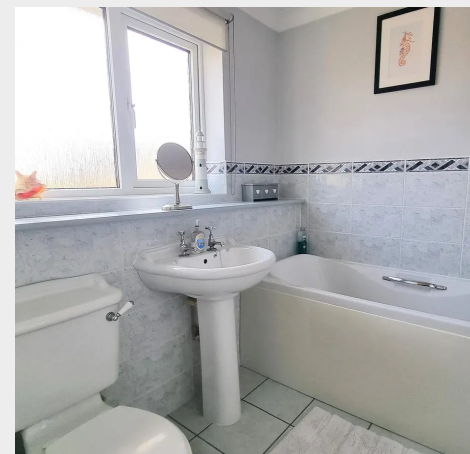
**EPC Rating: C and Council Tax Band: E**

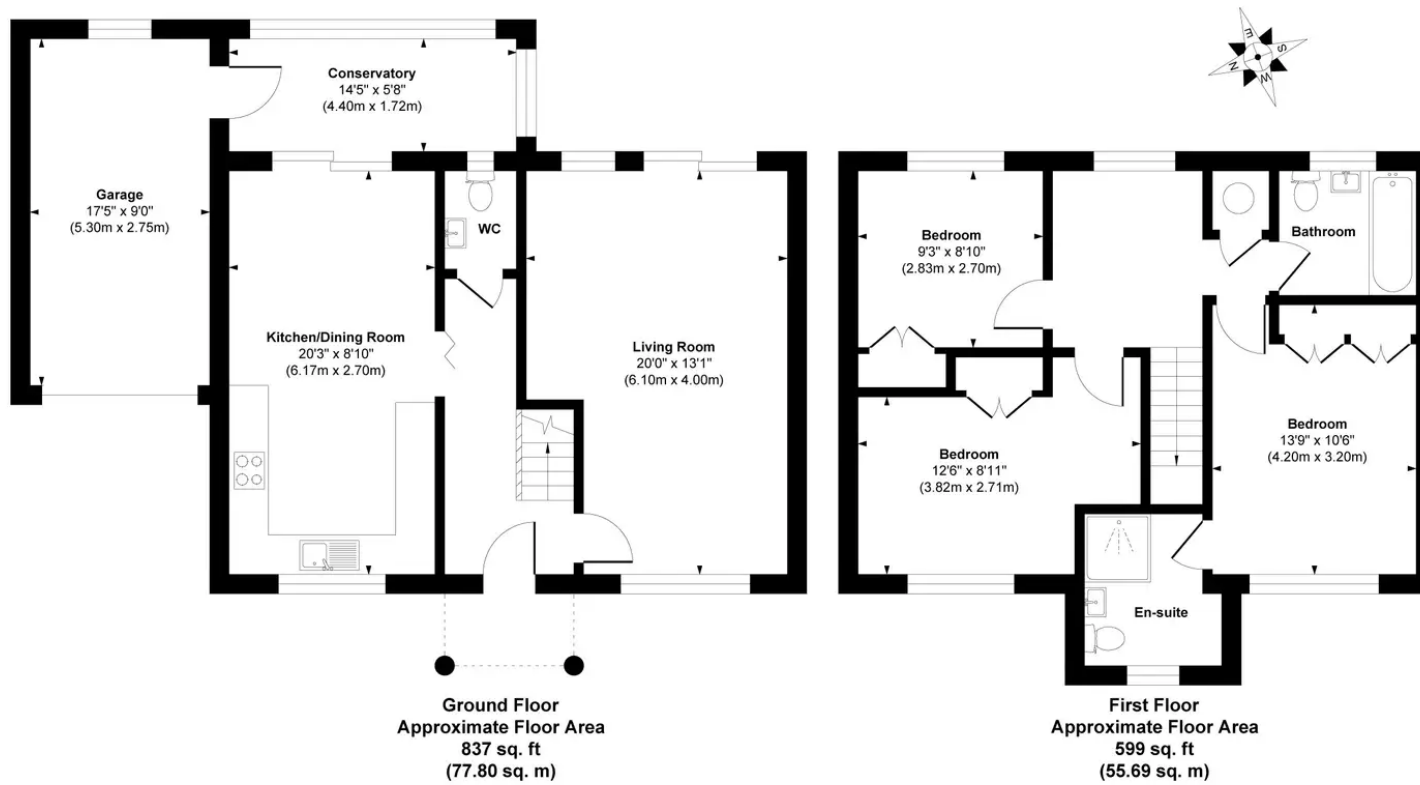
- **Driveway** for 3 vehicles leading to the **Garage** up and over door, power, lighting and eaves storage
- Gas fired central heating + double glazed windows
- Easy walking distance of local village facilities including Primary School, Petrol Station / Store, Pub and extensive countryside walks

**LOCATION** - The property is situated in the popular village of Scaynes Hill which is only 3 miles to the East of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the east with a village green, shops and several pubs / restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

**SCHOOLS** - St Augustine's Primary School in Vicarage Lane (0.2miles), Chailey Secondary School, South Chailey (5.2miles) Oathall Community College, Lindfield (2.7miles). The local area is well served by several independent schools including: Great Walstead (1.6miles) and Ardingly College (4.6miles).

**STATION** - Haywards Heath mainline railway station (3.2 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15mins) and Brighton (20 mins).





**Approx. Gross Internal Floor Area 1436 sq. ft / 133.49 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: [lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

