



4 The Coppice, Vicarage Lane, Scaynes Hill, RH17 7PD

Guide Price £780,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A superb village family home tucked away in a select cul-de-sac with only 5 homes built by Clarke Homes in 1993 with 5 Bedrooms, 3 Bath/Shower Rooms and 4 Reception Rooms

The property is walking distance of village facilities including Primary School, Pub, Petrol Station/Store + extensive countryside + Bus to highly regarded South Chailey Secondary School

- **Reception Hall** with stairs to first floor
- Ground floor **Cloakroom/WC**
- Separate **Home Study** + telephone point
- **Sitting Room** with gas fire, hearth and mantle
- Adjoining **Conservatory** double doors to garden
- Spacious bay fronted **Dining Room**
- Re-fitted **Kitchen / Breakfast Room** with a range of units at eye and base level, integrated appliances (double ovens, dishwasher, electric hob) plus space for tall American style fridge freezer, breakfast bar plus rear windows
- Adjoining **Utility Room** space and plumbing for washing machine and dryer, 'Worcester' gas boiler and side door
- **5 First Floor Bedrooms** (Bedroom 5 is currently a dressing room adjoining Bed 1)
- **Bedrooms 1 and 2** with re-fitted **En-Suite Shower Rooms**
- Generous **Landing** + loft hatch (ladder / lighting / part boarded)
- Separate **Family Bathroom** re-fitted with a white suite



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EPC Rating: B and Council Tax Band: G

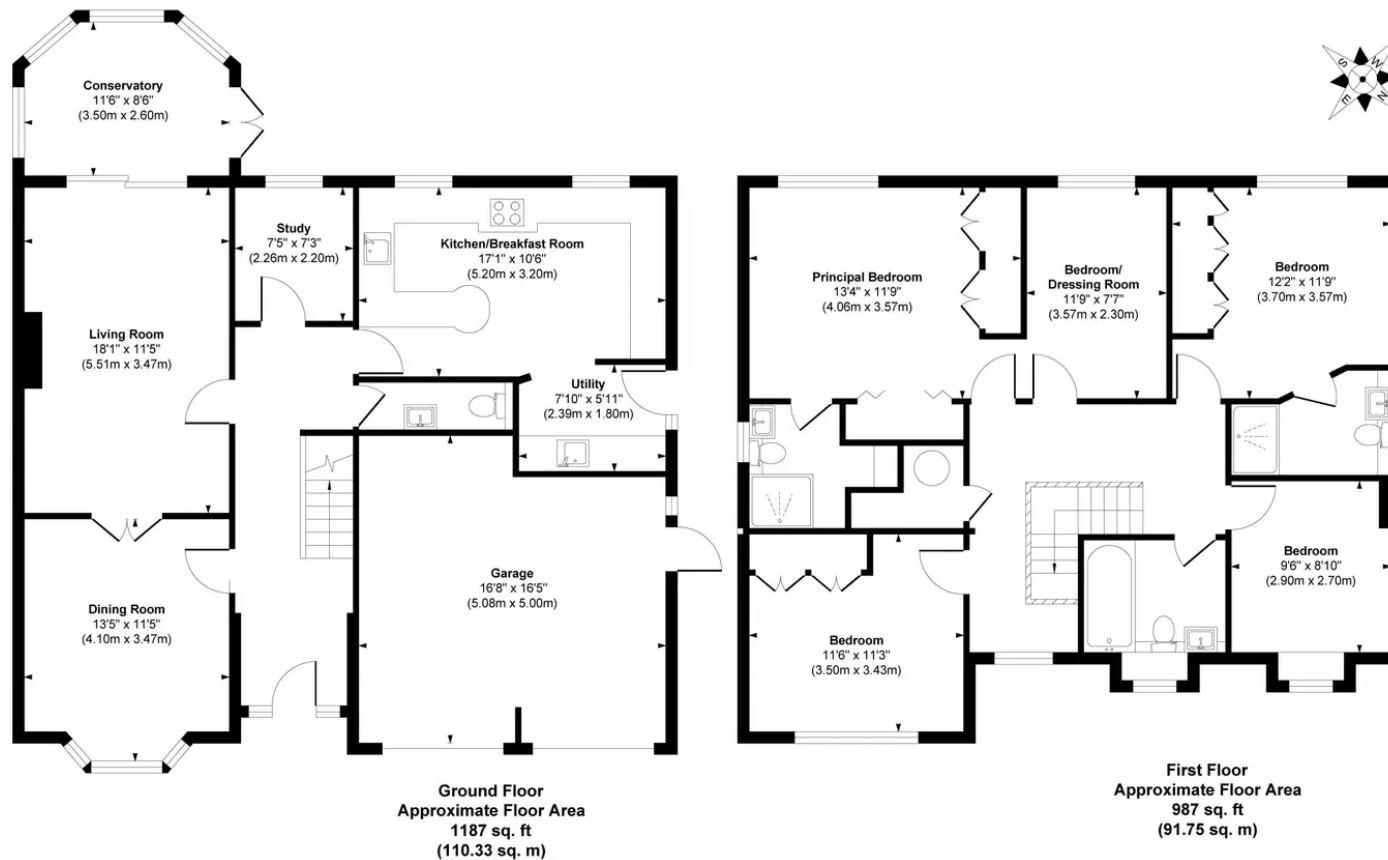
- Solar Panels - reducing energy bills + Gas central heating to radiators + double glazed windows
- **Private Driveway** for 2 vehicles
- **Double Garage** with twin up and over doors, power and lighting
- **South West Facing Rear Garden** (35' deep x 45' wide) laid to full width paved patio, shaped lawn, colourful plants, flowers and shrubs

LOCATION - The Coppice is a small select established cul-de-sac of only 5 properties located off Vicarage Lane which is off Church Road and is made up of similar style and size properties close to an open area of green and the Woodland Trust Woods which is perfect for dog walking. Scaynes Hill is surrounded by Sussex countryside and Chailey Common Nature Reserve is within easy reach. The property is situated walking distance of the village centre with its general store/petrol station which is open seven days a week and highly regarded St. Augustine Primary School. The nearby town of Haywards Heath is approximately 3 miles to the west offering a more extensive shops, stores, schools and leisure facilities.

SCHOOLS - St. Augustine Primary School (0.1 miles) Oathall Community College Secondary school (3 miles). Independent schools include: Great Walstead (2 miles) and Ardingly College (5 miles)

STATION - Haywards Heath mainline railway station (3.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Approx. Gross Internal Floor Area 2175 sq. ft / 202.08 sq. m (Including Garage)

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