



'Oak Lodge' 15 Brook Lane, Lindfield, West Sussex, RH16 1SF Guide Price **£1,200,000 Freehold**

Mansell McTaggart Lindfield



'Oak Lodge' 15 Brook Lane, Lindfield, West Sussex, RH16 1SF

PLEASE WATCH VIEWING VIDEO

A well presented, updated and extended 4 bedroom, 3 Reception Room, 2 Bath/Shower Room detached chalet style property situated in a highly sought after village location

- The property was originally built in the 1950s and altered in 2004 and is situated in a tucked away private road
- **Reception Hall** stairs to first floor and storage cupboards
- **Ground floor Bath/Shower Room** fitted with a white suite
- **2 Ground Floor Double Bedrooms** both with built-in wardrobes
- **Sitting Room** with feature fireplace + arched doorway + garden views
- **Dining Room** double doors accessing the garden
- **Kitchen** re-fitted with a range of units at eye and base level, integral appliances, 4-ring 'Bosch' electric hob, washing machine, tall fridge freezer, sink unit and window
- **Family Room** (2006) overlooking and accessing the garden + space for Sitting / Dining Areas
- First Floor: **Bedroom 1** with Dressing Area + **En-Suite Shower Room** fitted with a white suite
- **Bedroom 2** ideal Single room + built-in Desk Area
- Block paved **Private Driveway** for several vehicles + **Garage** with power and lighting
- 110' x 75' sunny **South Facing Rear Garden** laid to paved patio and shaped lawns



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EPC Rating: D and Council Tax Band: G

LOCATION

The property is situated in one of Lindfield's most highly regarded locations, approximately half a mile from Lindfield High Street. The property is conveniently located for Cloughs Post Office/village store in Sunte Avenue. The village of Lindfield offers an extensive range of shops, stores, cafes and restaurants in the picturesque High Street. Extensive open countryside is also close by.

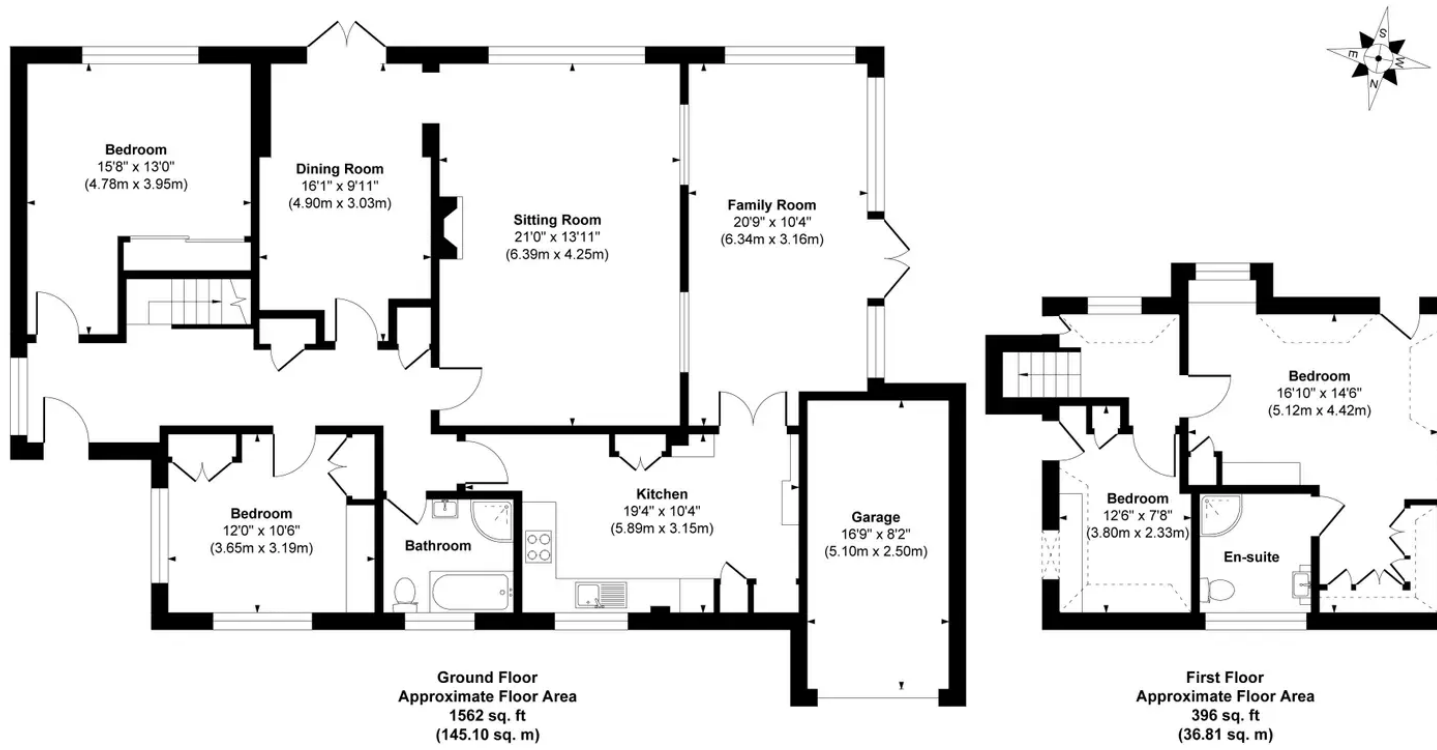
SCHOOLS

Lindfield village benefits from two excellent Primary Schools (Lindfield and Blackthorns both 1.2miles) plus Oathall Community College Secondary School (1.3miles). The local area is well served by some excellent independent schools including: Great Walstead (2.5miles), Burgess Hill Girls (5.5 miles), Cumnor House (6.3miles) and Ardingly College 1.9 miles)

STATION

Haywards Heath mainline railway station is within walking distance (1.2 miles) and offers frequent services to London (Victoria / Bridge both approximately 47minutes), Gatwick Airport and the South coast at Brighton. Access to the M23 is 15 minutes by car.





Approx. Gross Internal Floor Area 1958 sq. ft / 181.91 sq. m
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