



1 Church Cottages, Street Lane, Ardingly, RH17 6UN

Mansell McTaggart Lindfield

Guide Price £850,000



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PLEASE WATCH VIEWING VIDEO

A stunning 3 Bedroom, 3 Reception Room, 2 Shower Room extended and updated Grade II Listed semi-detached period village home with parking, garage and situated on a sunny THIRD ACRE PLOT

This impressive home is located in a semi-rural location backing onto the South of England Showground with extensive countryside and reservoir walks nearby

- The accommodation spans 3 floors (in excess of 1,600 sq ft) with feature wall / ceiling timber beams and Inglenook fireplace
- **Sitting Room** feature fireplace and wood burner
- An adjoining **Dining Room** with stairs to first floor
- Double aspect **Home Office** a versatile reception room with garden views and underfloor heating
- **Kitchen / Breakfast Room** overlooking the garden with a range of units at eye / base level, glazed display cupboards, integrated appliances and breakfast bar
- **Utility Room** space and plumbing for appliances, 'Worcester' gas fired boiler and door to garden
- **First Floor: 2 Bedrooms** (one with full length fitted wardrobes)
- **Shower Room** re-fitted modern suite, low level WC, wash basin and cubicle
- **Top Floor: Double Bedroom** storage cupboards, landing Dressing Area + **Shower Room** re-fitted modern suite, low level WC, wash basin and cubicle
- **Front Garden** lawn, brick path, gate to **Side Garden** chicken coop and lawn leading around to the wonderful **Rear Garden** - generous patio areas, timber decking, Brick Outbuildings, log store, workshop, gated access. **Parking** plus 20'7 x 10'1 **Garage**



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EPC Rating: D and Council Tax Band: F

Tenure: Flying Freehold

LOCATION

Street Lane is situated in the heart of the village, a short walk of the High Street with its variety of local shops and stores, including a post office, Fellows Bakery and public houses. The picturesque 180 acre Ardingly Reservoir is only 1.2 miles and offers many water sports activities in addition to pleasant walks. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD

Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23. Haywards Heath is also nearby along with beautiful Lindfield village.

SCHOOLS

St Peter's CE Primary School, Ardingly (0.1 miles). Oathall Community College Secondary school (3.7 miles). The local area is well served by several independent schools including: Great Walstead (4 miles) and Ardingly College (1 mile).

STATION

Haywards Heath mainline railway station (3.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





Room Sizes: (Approx Total 1,636.80 sq ft)

Lounge: 16'0 x 12'8 (4.88m x 3.86m)
Kitchen/Breakfast Room: 13'8 x 12'8 (4.17m x 3.86m)
Study: 12'11 x 9'3 (3.94m x 2.82m)
Bedroom 2: 10'8 x 8'4 (3.25m x 2.54m)

Dining Room: 17'0 x 10'6 (5.19m x 3.20m)
Utility Room: 9'2 x 4'11 (2.80m x 1.50m)
Bedroom 1: 14'8 x 12'6 (4.47m x 3.81m)
Bedroom 3: 12'9 x 12'5 (3.89m x 3.79m)

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