



## 5 Oak Tree Cottages, Danehill, RH17 7HY

Mansell McTaggart Lindfield



Guide Price **£575,000** Freehold



# 5 Oak Tree Cottages, Danehill, RH17 7HY

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

A charming and extended 4 bedroom, 3 Reception Room, 2 Bath/Shower Room semi detached village family home with 92' x 43' South Facing Garden.

This updated home was built in the 1950s and extended in 2021-2 and is within walking distance of open countryside, tennis court, children's play area, Primary School and the Coach & Horses Pub.

**Entrance Porch** inner door into **Entrance Hall** stairs to first floor and cupboard. **Sitting Room** front window, radiator, TV recess. **Kitchen / Dining / Family Room** a stunning open plan room with 5 pane bi-folding doors and generous skylight. Kitchen fitted with a range of units at eye and base level, island with induction hob, eye level oven/grill and microwave, sink unit, spacious walk-in pantry. Space for table and chairs and 3 useful storage cupboards. **Utility Room** with fitted units, space for domestic appliances. Ground floor **Cloakroom/WC** fitted with a modern white suite. **Home Office** a spacious reception room (ideal Office/Play Room/Home Gym) fitted desk, shelving and rear window.

**First Floor** - landing with front window and loft hatch.

**Bedroom 1** built-in wardrobe, rear window and **En-Suite Shower Room** modern white suite, cubicle, low level WC, wash basin and opaque front window. **Bedroom 2** built-in wardrobe and rear window. **Bedroom 3** rear window. **Bedroom 4** front window. **Family Bathroom** fitted white suite, enclosed bath, mixer tap and screen, low level WC, wash basin and opaque front window. Oil fired central heating ('Grant' external boiler) plus single / double glazing.



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

**OUTSIDE** - 43' x 27' **Frontage** laid to stone with side access to the 92' x 43' **South Facing Rear Garden** external power, water tap, full width timber decking adjoins the house with railings, steps down to the area of lawn, timber fencing and rear gate.

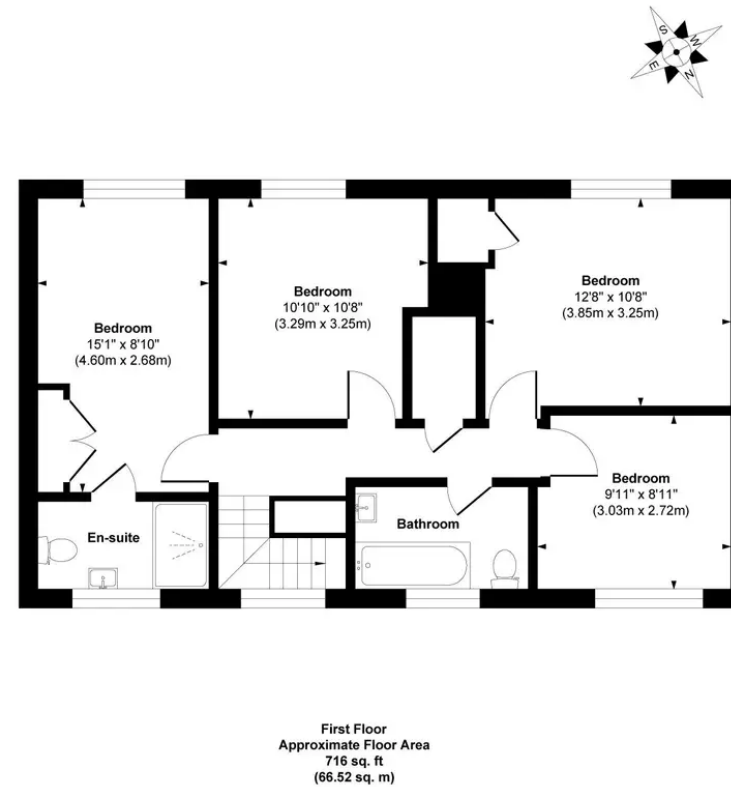
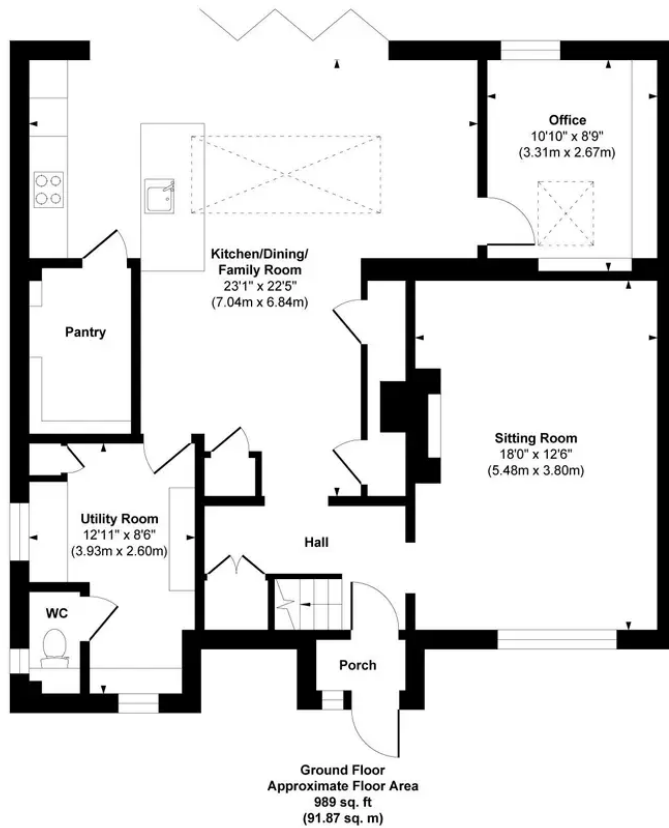
**LOCATION** - This home in Oak Tree Cottages is actually situated on School Lane on the South Eastern side of Danehill. The village has a Sports and Social Club and a highly regarded Primary School. The village is surrounded by some of the county's most picturesque countryside with footpaths and bridleways linking with the neighbouring districts and Ashdown Forest.

**BY ROAD** - Access to the major surrounding areas can be gained via the A275 which gives access to Lewes in the south and Forest Row/East Grinstead to the North. Haywards Heath town centre is approx 7 miles distant to the south west where there is a comprehensive range of shops, leisure facilities and mainline railway station providing fast commuter links to London, Gatwick Airport and the South Coast.

**SCHOOLS** - Danehill Primary School (0.3 miles), Oathall Community College, Lindfield Secondary School (6 miles) and Chailey Secondary School (7.5 miles). The local area is also well served by several independent schools including: Cumnor House, Great Walstead, Ardingly College and Burgess Hill School for Girls.

**STATION** - Haywards Heath mainline railway station (6.3 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 1705 sq. ft / 158.39 sq. m**

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