





'Pear Tree Cottage' Gravelye Lane, Lindfield, RH16 2SJ

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

A charming and unique village home built in 1947 with later extensions. Presented in 1st class order with 4 Bedrooms, 4 Reception Rooms and 2 Bath/Showers. West Facing Rear Garden

- Generous Reception Hall stairs to first floor
- Cloakroom/WC fitted white suite
- Home Study
- Generous family Sitting Room with 2 sets of doors onto the garden
- Spacious separate Dining Room
- Stunning open plan Kitchen / Breakfast / Family Room central island + bi-folding doors onto the garden
- 4 First Floor Bedrooms
- Bedroom 1 fitted wardrobes + En-Suite Shower
- Separate luxury Family Bath / Shower Room
- Frontage 62' deep x 60' wide
- Well maintained 50' x 57' West Facing Rear Garden laid to lawn with sunny seating areas
- Private Driveway for several vehicles leading to the attached 20'8 x 9'9 Garage
- Gas fired central heating + uPVC double glazed windows + oak internal doors + recently redecorated bedrooms
- Walking distance of the village Common, High Street, Pond, highly regarded schooling and Princess Royal Hospital



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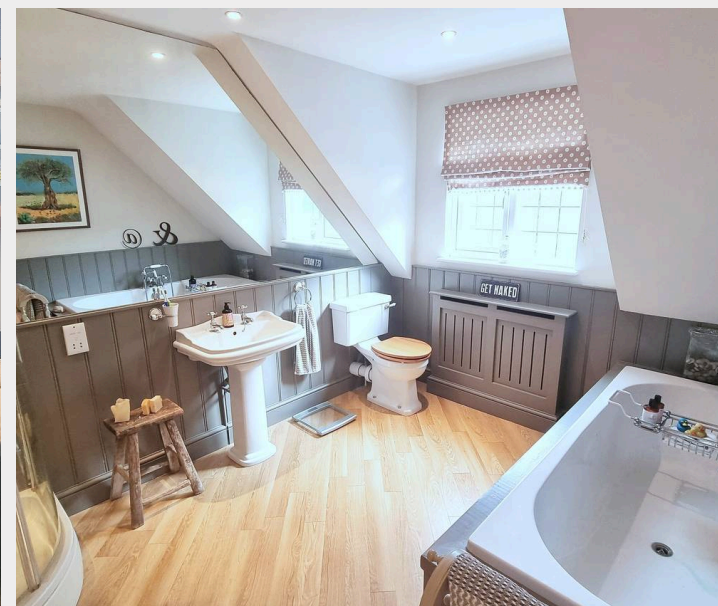
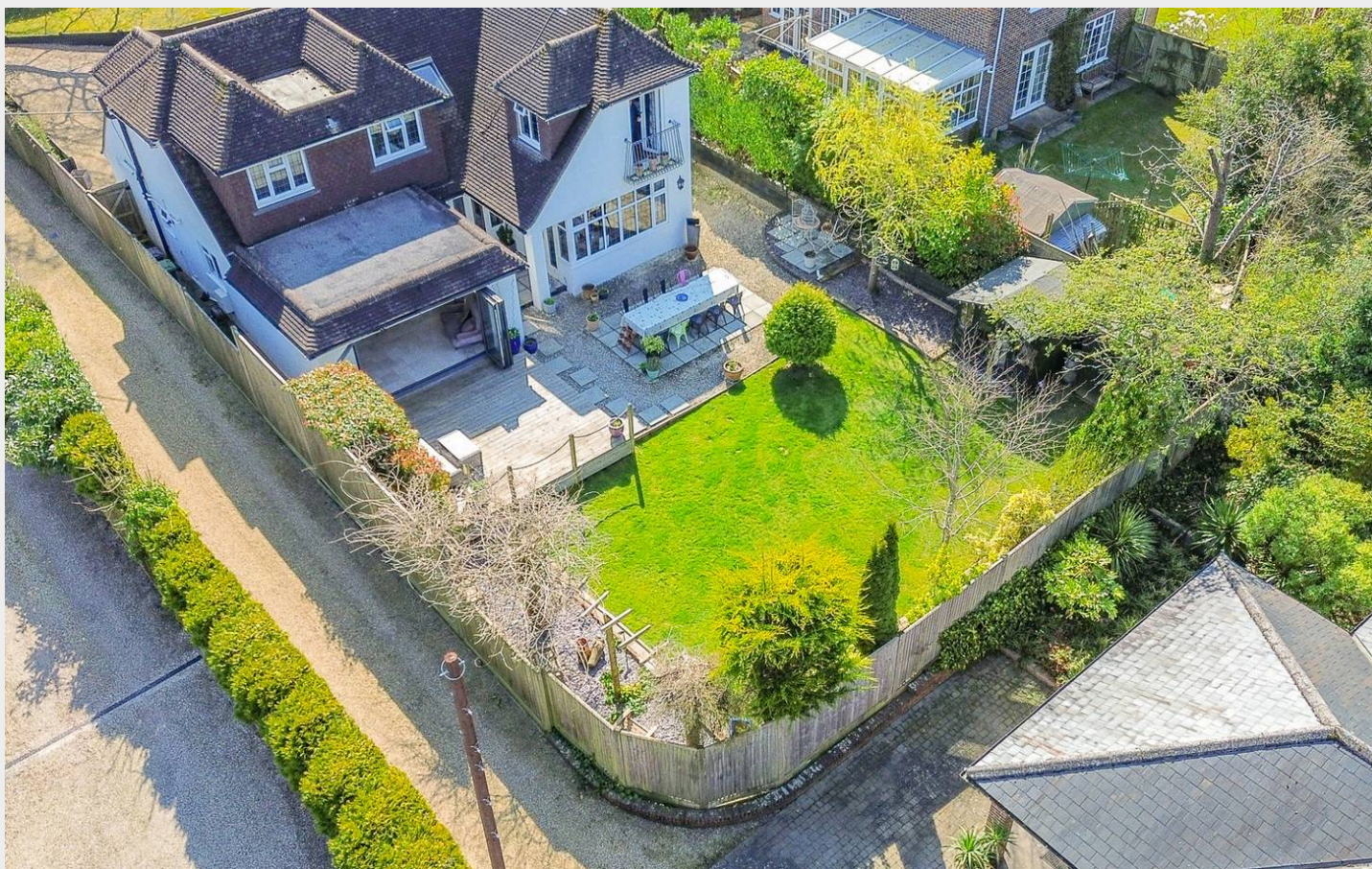
EPC Rating: C and Council Tax Band: F

LOCATION - This property is situated in a popular residential location on Gravelly Lane and is walking distance of the picturesque village High Street with a traditional range of shops, stores, boutiques, churches, pond, common and historical period properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

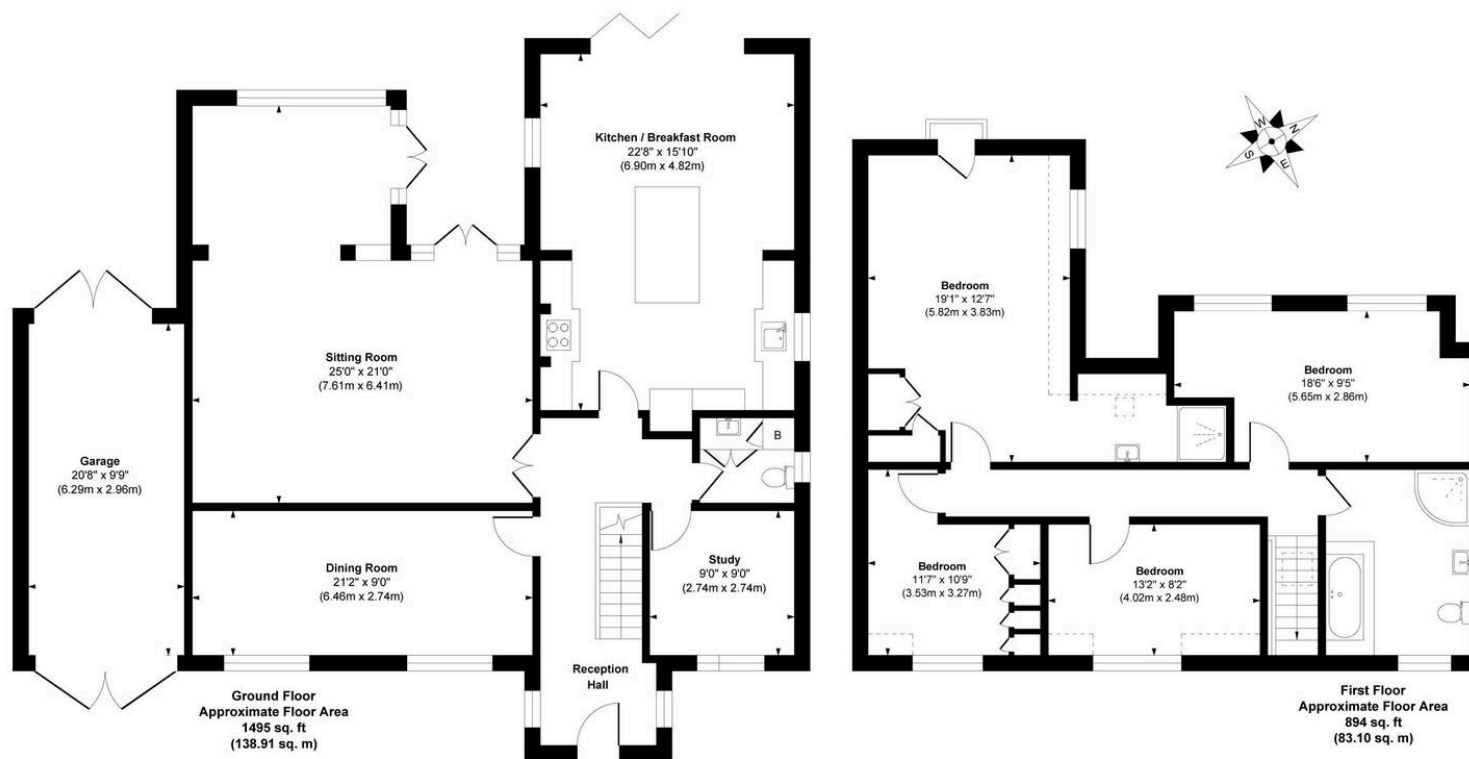
BY ROAD - Access to the major surrounding areas can be gained via the A272 and the A23 / M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (0.8 miles), Blackthorns Primary School (1.5 miles) and Oathall Community College Secondary School (1.4 miles). The local area is well served by several independent schools including: Great Walstead (1.2 miles) and Ardingly College (3.4 miles).

STATION - Haywards Heath mainline railway station (1.7 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



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Approximate Gross Internal Floor Area 2389 sq. ft / 222.01 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

01444 484084

lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

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