







## 'Oak View' Lyoth Lane, Lindfield, RH16 2QA

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

**An extended and tucked away 5 Double Bedroom, 4 Reception, 2 Bathroom detached village family home + South West Facing Plot (just under half an acre)**

- Original build pre 1900s + later extensions: 1980 + 1983 creating 2,356 sq ft of accommodation
- **Entrance Lobby** double aspect **Dining Room** space for generous family table and chairs
- Ground floor **Study**
- **Cloakroom/WC** fitted white suite
- **Kitchen** fitted units with a range of integrated appliances + rear lobby and door to garden
- Triple aspect **Sitting Room** fireplace and double doors to garden
- Triple aspect **Family Room** highly flexible Reception Room / Games Room + double doors to garden
- **First Floor** loft hatch + rear window
- Double aspect **Bedroom 1** built-in wardrobes
- **En-Suite Bath/Shower Room** (re-fitted 2008)
- **4 further Double Bedrooms**
- White **Family Bathroom** (re-fitted 2008)
- **Private Driveway** for several vehicles
- **Rear Garden** brick patio, beautiful wisteria, colourful rockery, flower beds, raised vegetable beds, glasshouse + extensive lawns
- **Garden Outbuilding** providing storage + potential Home Office space. Air raid shelter/bin store
- Gas fired central heating + double glazed windows





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EPC Rating: D and Council Tax Band: G

## LOCATION

Lyoth Lane is situated on the village outskirts with picturesque tree-lined **High Street** only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and '**The Snowdrop Inn**' is only a short stroll. 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.

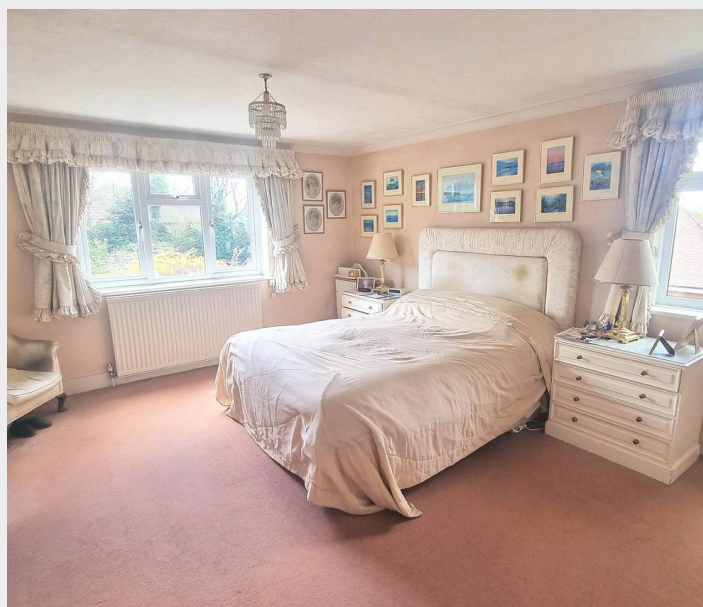
## SCHOOLS

Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.1 miles), Oathall Community College Secondary School (2 miles). The local area is well served by several independent schools: Great Walstead (1.7 miles) and Ardingly College (4 miles).

## STATION

Haywards Heath mainline railway station (2 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 Area

Main House 2356 sq. ft / 218.91 sq. m

Outbuildings 580 sq. ft / 53.91 sq. m

Total 2937 sq. ft / 272.82 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

01444 484084

[lind@mansellmctaggart.co.uk](mailto:lind@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/lindfield](http://www.mansellmctaggart.co.uk/branch/lindfield)

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